

Date: 29 April 2025
Application: 250886



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Discharge of condition Consultation

Application Number: 250886

Applicant: Kevin Paldano

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield,
Berkshire, RG2 2GB

Parish:

Grid Reference: Easting - 476996, Northing - 165555

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015. Condition 14. Hard and Soft Landscaping Scheme. 26. Detailed design of Roads. 58. Contaminated Land. 65. Construction Environment Management Plan. 74. Sprinklers.

Case Officer: Nick Chancellor

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250886. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	SDL Highways	App No:	250886
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire, RG2 2GB.		
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 01/04/2015. Condition 14. Hard and Soft Landscaping Scheme. 26. Detailed design of Roads. 58. Contaminated Land. 65. Construction Environment Management Plan. 74. Sprinklers.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The Highways received the revised plans and CEMP to address to the Highways responses dated 16th May 2025. [New comments on the revised details of the submission dated 15th July 2025 are marked in blue.](#)
[TW Responses in green 05.12.2025](#)

Condition 14 and 26 – Landscaping and Detailed Design of Roads

1. Hard and soft landscaping details and works details have been submitted.
2. The Highways are aware that some of the landscaping arrangements of the approved layout have been changed, leading to a long continuous parking bays between Plots 197 and 203. [While the Highways understand that the parking has been widened and the landscaping pockets have been removed for M4\(2\) units](#), the applicant is [still](#) recommended to include traffic calming features to segregate the continuous spaces, to minimum the potential encroachment of public highways due to unauthorised parking. [The applicant shall clarify if this section of the driveway is still intended to be offer for adoption. The driveways are not intended to be offered for adoption, as they are allocated private driveways.](#) Unless a satisfied layout has been provided, the Highways might consider not to adopt the section of the driveway.

3. With the landscaping details provided, the applicant shall be reminded that the approved visibility splays are required to be clear of obstructions to visibility exceeding 0.6m in height.
4. It is also recommended that the approved service merges to be distinguished from the carriageway with different materials, patterns or works. [The applicant has clarified that the previous precedence, which has been technically approved, for shared surface highways have been followed. It is therefore acceptable.](#)
5. Application for technical acceptance is also required for discharging Condition 14 and 26. Once technical acceptance has been granted by the Highways Agreement team, highways will then and only then be able to recommend discharge of these conditions.

Condition 65 – Construction Environmental Management Plan (CEMP)

1. Highways understands that this is a part discharge of this condition in relation to the residential dwellings in Parcel A, B, C and D only. Highways also understands that the CEMP will be used to discharge Condition 17 of 230872.
2. [The Highways understand that the revised construction traffic route will no longer access via Sheerlands Road.](#) It states that access to the site would be via the A327 and Nine Mile Ride Extension, which is acceptable.
3. [Haul roads and two site compounds have been indicated in revised Appendix One, and the applicant confirms that loading/unloading will only take place inside the site compounds. The applicant estimates that a maximum of 15 construction vehicles and 50 cars and vans will access the site daily, and the proposed car park will be designed to accommodate the anticipate traffic will be provided, which is welcomed.](#)
4. [However, the proposed site parking is unlikely be sufficient for 50 cars to park and manoeuvre. The applicant shall also clarify if loading/unloading will also be taken place in the site parking area. Loading / unloading to take place within the car park where possible, where this is not possible loading / unloading to take place within the site boundary in a safe manner.](#)
5. It is welcomed that photographic road condition survey will be carried out to document the condition of the road surface on Nine Mile Ride Extensions at 6-month intervals until the completion of the proposed developments. Once the after surveys are carried out, there would need to be agreement with WBC re the repairs needed.
6. The proposed construction operating hours are aligned with Condition 68, which is welcomed. It is welcomed that deliveries will be managed to only carry out within the site working hours, and coordinated to avoid peak traffic times and school entry and exit times whenever possible.
7. Designated pedestrian walkways which segregated from the road [has been indicated on the 'Pedestrian Walkway markup', which is welcomed.](#)
8. It is welcomed that there would be wheel-wash station with a street sweeper used when required for the off-site roads.
9. Construction traffic [\(along the shared site roads between Parcels A, B, C and D and for access/egress off Nine Mile Ride\) will be managed by trained banksmen / traffic marshals, which is welcomed.](#)
10. [It is welcomed that the gates will be set back the length of the largest vehicle accessing the site to avoid potential traffic conflicts and congestion, but the position of the access gate has to be indicated on the construction site plan.](#)

Please note that the Taylor Wimpey site access gate is located inside the wider consortium site. Hence there should not be any impacts on traffic / congestion. Please refer to updated Compound Layout (Rev B) which shows location of site access gates.

11. It is welcomed that the CEMP will be reviewed monthly to ensure the proposed CEMP is implemented. This document is expected to be treated as a live document. Any major changes to the document would be submitted to WBC for approval.
12. The CEMP may subject to further comments from the Environmental Health team, Bohunt School and the Finchampstead ward councillors.

Conditions & Reasons (if required)			
Date:		Signed:	JP