

Date: 19 December 2025
Application: 253005



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 253005

Applicant: .

Site Address: Parcel R11 Land at phase 2b of the South Wokingham SDL

Parish:

Grid Reference: Easting - 482523, Northing - 167866

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 191068 dated 19.07.24. Part discharge of condition 36 relates to Construction Environmental Management Plan (CEMP).

Case Officer: Emy Circuit

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 253005. 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 requested from the case officer.

Your observations are required in respect of this application by **12 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Benjamin Amey Principal Highways Management Officer		
Service	SDL Highways	App No:	253005
Address:	Parcel R11 Land at phase 2b of the South Wokingham SDL.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 191068 dated 19.07.24. Part discharge of condition 36 relates to Construction Environmental Management Plan (CEMP).		
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 LHA provide a consultation response below regarding the CEMP submitted to discharge Condition 36 of Planning permission no. 191068. The LHA were consulted on **19th December 2025**.

The LHA require amendment of the CEMP to include further details which are required by Condition 36 of the Decision Notice and Wokingham's Planning Policy/Guidance Documents which relate to the construction phase of new developments.

Construction shall not commence on site until **all queries** have been addressed.

The Traffic Management Plan proposes routing HGVs to/from the site along William Heelas Way and also along Waterloo Road / Peacock Lane which is considered acceptable by the LHA.

The following additional details are required:

1. **Programme:** The LHA require the applicant to provide the overall construction programme for the proposed development.

2. **Temporary Construction Access:** The LHA require the applicant to provide details of why a temporary construction access on Waterloo Road is necessary, given the development appears to already have constructed access roads which wouldn't require the loss of hedging/trees. The applicant should also assess visibility looking right from the proposed site access given the construction access is sited on the inside of the bend.
3. Provision of **swept path analysis** for the temporary construction access (Shown on ACD Environmental Dwg no: MILL24614-03 Temporary Construction Access A dated 24/01/2025 titled 'Tree Protection Plan'). Swept paths should be completed for the largest vehicle expected to be used during the construction phase. Unless the LHA is informed otherwise, this is assumed to be an 18m long low loader vehicle which might be used to transport a tower crane, plant machinery or steel girders.
4. **Abnormal Loads:** The applicant should confirm whether abnormal loads will be required and that WBC will be notified of any abnormal loads.
5. **Condition Survey:** Prior to starting construction, the LHA require the applicant to complete a condition survey covering the whole public highway on the construction routes (carriageway, footway and verge).
6. **Construction Signing:** The CEMP should include details of signage required for construction traffic. The signage should comply with national guidance (TSRGD/Traffic Signs Manual).
7. **PRoW:** The applicant should provide details of any PRoW diversions required as a result of the development. Suitable measures should be included to maintain access to these routes and also ensure the safety of pedestrians, cyclists or horse riders. The rights of way which could be considered are as follows:
 - a. WOKW FP5 running through the site between Easthampstead Road and Waterloo Road; and
 - b. Public footpath WOKW FP10 bounds the southern parcel from the west; and
 - c. Byway WOKW BW 30 running from Easthampstead Road to the south of the site towards Waterloo Road.
8. **Delivery Hours:** HGVs to avoid making deliveries between 08:00 – 09:00 and 2:30 – 4pm to avoid risk towards pupils/parents during school pick up/drop off times.
9. Confirmation that all vehicles and non-mobile machinery use on site will comply with the **Euro VI Emissions Standard** (as a minimum). Condition 36 identifies that 'pollution control measures' should be identified within the CEMP.
10. **Cycle storage** for construction staff should be displayed on the proposed compound plan.
11. A **Green Travel Plan** for staff associated with the Construction Phase. This is required by Condition 36 of the planning permission.
12. An estimate of the number of construction vehicles including both cars and HGVs. The number of car parking spaces and HGV parking spaces should be based on the forecast number of vehicles. Condition 36 requires a forecast of construction vehicles within the CEMP.

13. The **number of car parking spaces** should be marked on the proposed compound plan. The applicant must demonstrate that the required number of car parking spaces can be provided within the proposed construction compound.
14. Confirmation that trained bankmen will supervise the arrival/departure of HGVs.
15. The developer should provide the banksmen brief which details the processes banksmen will follow on site. The banksmen must ensure there are no construction vehicles parking or waiting on the public highway outside the site.
16. Details of **fleet operator schemes** which will be mandated for HGV Fleets in use on site. Implementation of the FORS and CLOCS standards are requested.
17. A **communication plan** which details communication strategy with local residents, parish/town councils and ward members as required by Condition 36.
18. **Road Sweepers:** The LHA require Vistry to update the CEMP to offer use of Road Sweepers for cleaning the public highway periodically or when requested by the LHA. The CEMP produced for Vistry Homes identifies that Wheel washing facilities will be provided on site. However in the event that mud is transferred onto the public highway, the use of road sweepers will be required.
19. **Monitoring and Review:** The CEMP contains no details of monitoring and review mechanisms. This is required by Condition 36. Vistry should provide details of how the CEMP will be monitored and confirm in writing that the CEMP will be a 'live document' which will be updated and resubmitted to the LHA on an annual basis confirming any changes to management of the site.

Condition 36 of Planning permission 191068 sets out the following requirements:

Prior to commencement of development (including demolition and site clearance) in each phase (including the SANG) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work within that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- i) measures for the **control of dust, odour and other effluvia**;
- ii) measures for the **control of noise** (including noise from any piling and permitted working hours);
- iii) measures for **the control of noise from delivery vehicles and times when deliveries will be accepted**;
- iv) vibration monitoring;
- v) measures for the control of pests and other vermin (particularly during site clearance);
- vi) **pollution control measures**;
- vii) **measures to control surface water run-off** including protection of the aquatic environment in terms of water quantity and quality;
- viii) measures to prevent spoil or building materials being deposited or stored within any area of the site liable to flood;
- ix) a construction travel protocol **or Green Travel Plan** for the

construction phase;

- x) **construction traffic management plan** comprising:
 - a. analysis of **the volumes of construction vehicles during construction phases for both light and heavy vehicles**;
 - b. vehicle routes and notably lorry routes, with volumes of lorries;and
 - c. **traffic management proposals** including any mitigations, hours of operation and signage;
 - xi) site construction access;
 - xii) haul routes within the site (supported by relevant surveys if not already adequately covered);
 - xiii) details of any site construction office, compound and ancillary facilities;
 - xiv) **cycle storage** and motor vehicle parking and turning for site operatives and visitors;
 - xv) **loading, unloading and storage of plant and materials**;
 - xvi) measures to **prevent deposit of mud on the highway**;
 - xvii) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation);
 - xviii) provision of **boundary hoarding**;
 - xix) lighting;
 - xx) A site security strategy;
 - xxi) Details of any **temporary diversions of Public Rights of Way** and how they will be managed to minimise disruption to users (both distance and duration of diversion);
 - xxii) protection of important trees, hedgerows and other natural features;
 - xxiii) relevant ecological mitigation measures for protected species and species of principle importance;
 - xxiv) updated survey information (due to long build out period), for example arboricultural and ecological surveys;
 - xxv) an invasive, non-native species strategy;
 - xxvi) contact details for complaints construction liaison officer;
 - xxvii) **Communications Plan** to keep local residents, town/parish councils and ward members informed;
 - xxviii) programme of works, including measures for traffic management and operating hours;
 - xxix) monitoring and review mechanisms; and
 - xxx) implementation of the CEMP through an environmental management system;
- Construction activity shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenity of the area; protecting ecology and the landscape, avoiding pollution, increased flood risk and construction related congestion during construction in accordance with Core Strategy policies CP1, CP3, CP6 & CP7; MDDL policies CC03, CC06, CC07, CC10, TB21, TB23 and TB24; the Environmental Statement Phase 2 (March 2019) and Addendum (August 2020) and Environmental Statement Phase 2b (March 2019) & Addendum (August 2020). To avoid harm,

measures need to be in place upon commencement.

Date:

15th January 2025

Signed:

Ben Amey