

FORMAL RESPONSE DISCH COND@2025 09 16: (NH/25/12765) WBC Planning Application 251969  
Hogwood Farm Parcel 8, Sheerlands Road, Finchampstead, RG40

For the attention of: Development Management and Compliance, Wokingam District Council

Site: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Conditions 26, 30, 49, 51, 52 and 65 refers to Reptile Mitigation Strategy, Non-native Invasive Species Management Plan, Sustainability Details, Water Butts & Composting, Water Consumption and SANG Access Strategy.

Application Number: 251969

Our Reference: NH/25/12765

Dear Sir or Madam,

Thank you for your email dated 5 September 2025 consulting us on the discharge of conditions for the above proposal.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of this development proposal, our interest is in the M4 motorway, in this instance the M4 Junctions 10 and 11.

The discharge of conditions relates to the following:

- Condition 26 – Reptile Mitigation Strategy.
- Condition 30 – Non-native Invasive Species Management Plan.
- Condition 49 – Sustainability Details.
- Condition 51 – Water Butts & Composting • Condition 52 – Water Consumption • Condition 65 – SANG Access Strategy

We have reviewed information available on your planning portal in relation to the discharge of the above conditions and as these do not relate to issues concerning National Highways, we are satisfied that they are unlikely to have a significant impact upon the safe and efficient operation of the SRN/M4 motorway and we recommend 'No Objection'.

Regards

Mrs Beata Ginn

Assistant Spatial Planner (Area 3)

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