

Date: 10 April 2026
Application: 260782



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260782

Applicant: Mr Gary Du Preez

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

Parish: Finchampstead

Grid Reference: Easting - 477083, Northing - 164128

Type of Development:

Proposal: Application for submission of details to comply with Condition 43 (Construction Environmental Management Plan) of planning permission O/2014/2179 as varied by 181194 dated 21 November 2018, comprising details of construction traffic management, parking and access arrangements, loading and unloading of plant and materials, storage of materials, piling operations, boundary hoarding, and measures for dust, noise and environmental control.

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 260782. 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 **1 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS / BA		
Service	WBC Highways	App No:	260782
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with Condition 43 (Construction Environmental Management Plan) of planning permission O/2014/2179 as varied by 181194 dated 21 November 2018, comprising details of construction traffic management, parking and access arrangements, loading and unloading of plant and materials, storage of materials, piling operations, boundary hoarding, and measures for dust, noise and environmental control.		
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

General

The applicant is seeking compliance with Condition 43 (Construction Environmental Management Plan) of planning permission O/2014/2179, varied by 181194. The applicant has submitted a CEMP (dated February 2026, Ref: VG-CEMP001 Rev A) with a Green Travel Plan and associated plans.

Condition 43 is as follows:

“CONSTRUCTION MANAGEMENT

Construction Environmental Management Plan (CEMP)

43. Before each sub-phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning

Authority. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-phase CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials;*
- iv) a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;*
- v) piling techniques including types of piling rig and earth moving machinery;*
- vi) provision of boundary hoarding;*
- vii) protection of the aquatic environment in terms of water quantity and quality;*
- viii) details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;*
- ix) details of measures to prevent mud from vehicles leaving the site during construction;*
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;*
- xi) lighting on site during construction (including temporary);*
- xii) measures to ensure no on site fires during construction;*
- xiii) details of the haul routes to be used to access the development;*
- xiv) demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;*
- xv) details of the temporary surface water management measures to be provided during the construction phase;*
- xvi) details of the excavation of materials and the subsurface construction methodology and*
- xvii) implementation of the CEMP through an environmental management system;*
- xviii) appointment of a Construction Liaison Officer.*
- xix) monitoring and review mechanisms.*

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.”

Highways Response

WBC Highways have provided a response to each element with the corresponding reference, as follows:

- i) Appendix L of the CEMP provides a Green Travel plan which is welcomed. Other details regarding vehicle parking are provided in Section B of the CEMP. The CEMP states that there will be parking in the site car park, with additional overflow parking. This will allow for 98 vehicles. The CEMP also states that “*at no point during construction will contractors be*

permitted to park on roads adjacent to the development” which is welcomed.

Appendix A of the Green Travel plan sets out the SHE Standard Operating Procedure (SOP). This includes *“designated turning points with clear visibility and distanced from pedestrian crossing points, implemented where one-way systems cannot be installed,”* and that a Site Traffic Management Plan should consider *“one-way systems/turning areas.”* The Green Travel plan confirms that the SOP will be implemented on site, which is acceptable.

The applicant has not submitted the Construction Traffic Management Plan (CTMP). This should be provided.

- ii) Details regarding the loading and unloading of plant and materials are provided in Section C of the CEMP. WBC Highways will provide comments on this once the CTMP is submitted.
- iii) The storage of plant materials is indicated in Appendix H Site Compound Layout, as Material Storage. WBC Highways have no comments on this.
- iv) Details provided in Section A. ‘Times, and routes of construction traffic of the CEMP’. Appendix G of the CEMP provides Site Construction Traffic Routes. The applicant has set out that Appendix J provides a Construction Traffic Management Plan, however Highways are unable to see this. The Construction Traffic Management Plan should be provided by the applicant. Construction traffic will enter from either the A327 or Nine Mile Ride. It will not use Sheerlands Road or Park Lane. The number and type of vehicles will vary according to the stage of construction phase. HGV movements will be restricted to avoid peak traffic flow periods where possible. An estimated level of ten deliveries or HGV movements per day has been set out, which is reasonable.
- v) Details provided in Section N. ‘Substructure’ of the CEMP. Appendix I of the CEMP sets out detail on the Soilmecc SR-35. WBC Highways have no comments on this.
- vi) Details provided in Section M. ‘Security Hoarding / Fencing’ of the CEMP. WBC Highways have no comments on this.
- vii) Details provided in Section H. ‘Water Resources’ of the CEMP. WBC Highways have no comments on this.
- viii) Details provided in Section G. ‘Measures to control noise’ and Section I. ‘Dust & odour mitigation’ and Section J. ‘Control of vibrations’ of the CEMP.
- ix) Details provided in Section D. *Wheel washing facilities*, and Section E. *Measures* on-site to control the deposition of dirt/mud on surrounding roads in the CEMP. WBC Highways will provide comments on this once the CTMP is submitted.
- x) Appendix H of the CEMP provides a Site Compound Layout. WBC Highways will provide comments on this once the CTMP is submitted.
- xi) Details provided in Section F. ‘Site Lighting’ of the CEMP. WBC Highways have no comments on this.
- xii) Details provided in Section Q. ‘Control of on-site Fires’. WBC Highways have no comments on this.
- xiii) This is indicated in Appendix H Site Compound Layout of the CEMP. WBC Highways will provide comments on this once the CTMP is submitted.

- xiv) Details provided in *Section O. 'Demolition & Asbestos'* of the CEMP. WBC Highways have no comments on this.
- xv) Details provided in *Section H. 'Water Resources'* of the CEMP. WBC Highways have no comments on this.
- xvi) Details provided in *Section R. 'Excavation'* of the CEMP. WBC Highways have no comments on this.
- xvii) Details provided in *Section S. 'Implementation of the CEMP'* in the CEMP.
- xviii) The Site Manager will be the act as the Construction Liaison Manager (Section L. Liaison with WBC Environmental Protection Team of CEMP).
- xix) The Site Manager will review the CEMP on a monthly basis to ensure that all measures, controls and commitments are fully implemented on the site. Necessary updates and amendments identified through the reviews will be notified, and the LPA notified of any changes required. Details are also set out in *Section P. Monitoring Regime* of the CEMP. This is considered acceptable, and any changes to the CEMP are to be agreed with WBC.

The applicant should provide the Construction Traffic Management Plan, as referenced in the submission documents. This will enable Highways to fully assess the transport related elements of Condition 43.

Conditions & Reasons (if required)			
Date:	01.05.26	Signed:	LS / BA