

Date: 1 April 2026
Application: 260761



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260761

Applicant: Rhodes

Site Address: Easting/Northing Only Supplied, Land Off Watmore Lane,
Maidensfield, Winnersh, Rg41

Parish: Winnersh

Grid Reference: Easting - 479025, Northing - 170725

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 250640 dated 07/04/2025. Condition 6 refers to a Construction Method Statement and a Construction Environmental Management Plan.

Case Officer: Marcus Hillman

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 260761. 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 **24 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260761
Address:	Easting/Northing Only Supplied, Land Off Watmore Lane, Maidensfield, Winnersh, Rg41.		
Proposal:	Submission of details to comply with the following condition of planning consent 250640 dated 07/04/2025. Condition 6 refers to a Construction Method Statement and a Construction Environmental Management Plan.		
Type of Development:			
Site Visit Made:	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 submitted Construction Method Statement and Construction Environmental Management Plan have been read and reviewed in full in relation to matters relevant to planning Condition 6.

Noise and Vibration

Appropriate and proportionate measures are set out for the control of noise and vibration during the construction phase. Construction working hours are clearly defined and restricted to 08:00–18:00 Mondays to Fridays and 08:00–13:00 Saturdays, with no works on Sundays or Bank/Public Holidays. Delivery hours and controls on idling vehicles are also specified, which is welcomed in terms of protecting residential amenity.

Commitments are included to comply with the principles of BS 5228 and the Control of Noise at Work Regulations 2005. These include the use of silenced plant, considerate siting of noisy activities, restrictions on radios and similar equipment, and the use of barriers or acoustic screening where necessary. Subject to implementation, these measures are considered sufficient to minimise the risk of

noise disturbance to nearby sensitive receptors, including residential properties and education uses.

Dust, Air Quality and Nuisance

Measures are identified for the damping down of haul roads and stockpiles during dry or windy conditions, the use of on-tool water suppression where cutting operations are undertaken, the covering of loose materials, and regular visual monitoring of site boundaries.

The requirement for a Dust Risk Assessment prior to commencement is noted and supported, as are the provisions for daily site inspections and escalation of mitigation where necessary. The prohibition of burning on site is explicitly stated and is appropriate in preventing smoke and odour nuisance. Taken together, the proposed measures are considered acceptable to prevent unacceptable levels of dust and airborne nuisance during construction.

Artificial Lighting During Construction

Measures are included to minimise artificial lighting during the construction phase, with lighting avoided where possible and positioned to prevent unnecessary light spill beyond the site boundary.

Waste Management, Site Cleanliness and Pollution Control

Satisfactory arrangements are set out for managing construction waste, including segregation, recycling and disposal at licensed facilities.

Measures to control mud, spoil and debris on the public highway are comprehensive and include early provision of hardstanding, wheel washing facilities, monitoring of adjacent roads and the use of road sweepers when required. Fuel and chemical storage arrangements are appropriately detailed, including the use of double-bunded tanks, impervious bases, spill kits and regular inspection regimes, which together reduce the risk of land or water contamination.

Conclusion:

There is no objection to condition 6 , subject to the approved Construction Method Statement and CEMP being implemented in full and adhered to throughout the construction period for the relevant phase.

Conditions & Reasons (if required)

n/a

Date:	24.04.2026	Signed:	<i>K.Pates</i>
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