

Emy Circuit

From: Daniel Sharp [REDACTED]
Sent: 17 June 2026 17:17
To: Emy Circuit
Cc: John Neville; Josh Hall (Technical); Gary Du Preez
Subject: Land South of Wokingham (Parcel R11): CEMP (Ref: 253005)

WARNING!

For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Hi Emy

Further to the consultation responses from Ecology and Highways I am writing to provide an updated version of the CEMP. It has been uploaded to the Council's SharePoint.

I set out in the table below how the revised document addresses the comments.

Consultee Comment	Nexus Response
Highways	
A Green Travel Plan for staff associated with the Construction Phase. This is required by Condition 36 of the planning permission. 25.03.26: No Green Travel Plan is provided. The LHA still require provision of a Travel Plan for Construction Staff in order to discharge the condition and be satisfied that all details required by the condition have been provided. It is important to reduce single occupancy car use (where possible) amongst the construction staff over the 4.5-year construction period.	This has been added at Appendix G.
A communication plan which details communication strategy with local residents, parish/town councils and ward members as required by Condition 36. 25.03.26: The LHA require further information. Details of dates when the Construction Liaison Officer will communicate with neighbours and councillors. Examples of the information/leaflets should be submitted within the CEMP. The leaflets should contain information about matters impacting residents such as noise, temporary traffic lights and utilities diversions and provide contact details of the liaison officer. The CEMP simply states that 'reasonable endeavours' will be made to communicate with residents; but does not specify what this will entail	This information has been added at Section 4.5.
Ecology	
Section 3.10 does not recognise the ancient woodland on-site as being a sensitive receptor. Although the tree protection fencing plans appended do label the ancient woodland and show fencing to be installed on an appropriate buffer line, there is no detail on dust suppression measures specific to the risk to ancient woodland. Will there be dust suppression sheeting attached to the tree protection fencing? I think there is detail still outstanding in this version.	Section 3.10 has been updated accordingly.
Section 3.11.16 indicates that fencing to control movement of protected species has already been installed as part of the translocation exercise. Please can the location of this fencing be identified in a plan along with indication as to when it is expected to be removed in relation to the build programme.	The text has been updated and a plan has been added as Appendix H.

I trust that this addresses the outstanding concerns. Please do not hesitate to contact me should you have any questions or want to discuss.

Kind Regards,
Dan

Daniel Sharp
Director

M [REDACTED]
E [REDACTED]



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