

Date: 10 April 2026
Application: 260782



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

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:	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: Construction Environmental Management Plan

The LHA are now satisfied that the submitted details meet the requirements of Condition 43 (CEMP). The applicant has provided a Green Travel Plan. Details of the vehicle route to/from the site and swept paths for an 18m long low loader have also been provided which demonstrate the 18m low loader can ingress/egress the site from Nine-Mile Ride and can also circulate the site.

It has been demonstrated that a wheelwash will be provided and that 98 car parking spaces can be provided on site.

The acceptance of these CEMP details does not remove requirements for separate approvals for traffic management or temporary traffic lights from the WBC Traffic Management Team where needed.

Date:	20.07.26	Signed:	BA
--------------	----------	----------------	----