

Date: 16 April 2025
Application: 250919



**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: 250919

Applicant: Outland

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish:

Grid Reference: Easting - 478789, Northing - 181570

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Environmental Management Plan. 6. CEMP (Biodiversity). 7. Protection of Trees. 9. Site Lines.

Case Officer: Kieran Neumann

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 250919. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250919
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Environmental Management Plan. 6. CEMP (Biodiversity). 7. Protection of Trees. 9. Site Lines.		
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

The proposal seeks consents for discharging conditions 3, 4, 6, 7 and 9 for Planning Application Reference 213610 for estate management buildings. This memo responds on the submissions related to highway grounds.

Condition 4 – Construction Environmental Management Plan

In respect of Highways, the submitted CEMP is considered acceptable in principle. The erection of all directional construction traffic signage within the public highway shall be agreed with the councils Traffic Management team prior to commencement of works.

Condition 9 – Sight Line

The submitted drawings indicate visibility splays of 2.4m x 43.4m in both directions provided at each of the access points (Drg No.s 2240267-EWP-04-EX-DR-H-1100 and 2240267-EWP-07-EX-DR-H-1100).

The details do not appear to correspond with the previously submitted visibility splays of 2.4m x 60.7m (south) and 2.4m x 58m (north) (Drg No.s 230400-RAP-XX-XX-DR-TP-3000 and 230400-RAP-XX-XX-DR-TP-3010).

Therefore, Highways request clarification and/or justify the proposed visibility splays in accordance with the vehicle speeds in this location.

Date:	25/4/25	Signed:	AC
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