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03 February 2025

Our Ref: 40442

Planning Portal Ref: PP-13745931

Dear [REDACTED]

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 36 – Construction Environmental Management Plan (CEMP) – Temporary Construction Access (part xi)

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to partially discharge Condition 36 (Construction Environmental Management Plan (CEMP)) pursuant to full planning permission reference 191068, in respect of a temporary construction access only (part xi).

Condition 36 states:

“Prior to commencement of development (including demolition and site clearance) in each phase (including the SANG) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work within that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- i) measures for the control of dust, odour and other effluvia;*
- ii) measures for the control of noise (including noise from any piling and permitted working hours);*
- iii) measures for the control of noise from delivery vehicles and times when deliveries will be accepted;*
- iv) vibration monitoring;*
- v) measures for the control of pests and other vermin (particularly during site clearance);*
- vi) pollution control measures;*
- vii) measures to control surface water run-off including protection of the aquatic environment in terms of water quantity and quality;*
- viii) measures to prevent spoil or building materials being deposited or stored within any area of the site liable to flood;*
- ix) a construction travel protocol or Green Travel Plan for the construction phase;*
- x) construction traffic management plan comprising:*
 - a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles;*

- b. vehicle routes and notably lorry routes, with volumes of lorries; and*
- c. traffic management proposals including any mitigations, hours of operation and signage;*
- xi) site construction access;*
- xii) haul routes within the site (supported by relevant surveys if not already adequately covered);*
- xiii) details of any site construction office, compound and ancillary facilities;*
- xiv) cycle storage and motor vehicle parking and turning for site operatives and visitors;*
- xv) loading, unloading and storage of plant and materials;*
- xvi) measures to prevent deposit of mud on the highway;*
- xvii) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation);*
- xviii) provision of boundary hoarding;*
- xix) lighting;*
- xx) A site security strategy;*
- xxi) Details of any temporary diversions of Public Rights of Way and how they will be managed to minimise disruption to users (both distance and duration of diversion);*
- xxii) protection of important trees, hedgerows and other natural features;*
- xxiii) relevant ecological mitigation measures for protected species and species of principle importance;*
- xxiv) updated survey information (due to long build out period), for example arboricultural and ecological surveys;*
- xxv) an invasive, non-native species strategy;*
- xxvi) contact details for complaints construction liaison officer;*
- xxvii) Communications Plan to keep local residents, town/parish councils and ward members informed;*
- xxviii) programme of works, including measures for traffic management and operating hours;*
- xxix) monitoring and review mechanisms; and*
- xxx) implementation of the CEMP through an environmental management system;*

Construction activity shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenity of the area; protecting ecology and the landscape, avoiding pollution, increased flood risk and construction related congestion during construction in accordance with Core Strategy policies CP1, CP3, CP6 & CP7; MDDL policies CC03, CC06, CC07, CC10, TB21, TB23 and TB24; the Environmental Statement Phase 2 (March 2019) and Addendum (August 2020) and Environmental Statement Phase 2b (March 2019) & Addendum (August 2020). To avoid harm, measures need to be in place upon commencement."

The Applicant is seeking to deliver a temporary construction access (circa 20m2) from Waterloo Road via the existing maintenance access to the highways drainage ditch, in order to access Parcel R10 separately from permanent accesses in order to avoid conflict between the occupiers of the development and the build works and to avoid cutting off access through the build process and any service lowering required.

Section 184 the Highways Act 1981 allows for temporary works accesses to be delivered without formal consent, whilst the General Permitted Development Order 2015(as amended) also permits temporary works and the laying of hardstanding. Notwithstanding this, this discharge of condition application is submitted in order to address part xi) of Condition 36.

To discharge this condition the following information is submitted:

- Miller/Kier Section 184 Temporary Accesses (drawing. A389-086 Rev P02, dated Dec 2024);
- Tree Protection Plan (drawing. MILL24614-03 Temporary, dated 24/01/2025)

The submitted plans show the location of the proposed temporary access into R10, the specification for the materials and location of tree protection fencing.

The route proposed would avoid the loss of vegetation and hedgerows and utilises an existing route via the highways drainage basin access, therefore limiting encroachment into root protection areas.

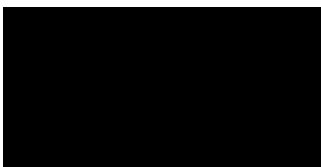
In regard to ecology, the access will result in the loss of cropland/modified grassland and the removal of a number of recently planted whips of limited intrinsic ecological value. The habitats have potential to support reptiles and nesting birds (during the main breeding season). Both of these Important Ecological Features have legal protection from killing and injury and therefore suitable mitigation measures will be put in place. This will include undertaking work out of the main breeding season for birds (or if not possible, undertaking a pre-start check for active nests and leaving these with a suitable buffer until nesting ends), and undertaking a supervised destructive search of small areas of habitat suitable for reptiles, to ensure they are not harmed during construction. Works affecting suitable reptile habitat will only be undertaken during suitable weather conditions (to avoid harming hibernating individuals) and any reptiles encountered will be moved by a suitably qualified ecologist into areas of suitable retained habitat in the surrounding area. These areas will not be subject to future destructive works as part of upcoming reserved matters applications, and will be directly connected to suitable habitat in the wider landscape to allow reptiles to disperse.

The submission of the above document accords with the requirements to partially discharge Condition 36xi).

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



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