

Date: 16 April 2025
Application: 250918



**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: 250918

Applicant: Outland

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

Parish:

Grid Reference: Easting - 478627, Northing - 181664

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Method Statement. 7. CEMP (Biodiversity).

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 250918. 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:	JP		
Service	WBC Highways	App No:	250918
Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Method Statement. 7. CEMP (Biodiversity).		
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 and 7 for Planning Application Reference 213587 for one dwelling house. This memo responds on the submissions related to highway grounds.

Condition 4 – Construction Method Statement

A CMS (including the delivery vehicle routes and site establishment plan) has been submitted, which is welcomed. The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays. Deliveries are proposed to be within working hours and to be booked in to avoid peak times.

Construction vehicles for the main dwelling are proposed to be accessed and egressed on Upper Culham Lane (Gate 1) via the A4, A404 and A4130. The proposed route will unlikely pass-through the town centre and have the least impacts to the residential area, which is acceptable.

While the Highways expect that low construction traffic volumes would be involved for this proposal, Section 5.6 suggests that ‘...the main house build will be peak period for on-site traffic. This is likely due to frequent concrete deliveries as well other on-site deliveries.’. The applicant shall clarify the anticipated construction traffic volumes.

The applicant suggests that 150 no. parking spaces will be provided on-site. This will likely be sufficient for both the contractors and visitors.

Hoarding, site fencing details, wheel washing, holding area, dust and dirt control measures, and waste/recycling arrangements are proposed.

While the proposed site access points, contractor parking and site fencing have been included in the indicative drawings of the traffic management plans and site establishment plan, the applicant is expected to provide those details on clear and scaled plan(s).

The applicant is required to indicate the positions of the proposed gates on a scaled plan, ensuring the site gates are being set back for the length of the largest vehicles to accommodate sufficient waiting area within the red line. The plan might also include further details such as the loading and unloading, material storage and turning, and wheel washing areas.

Conditions & Reasons (if required)			
Date:	24/4/2025	Signed:	JP