

Date: 9 December 2024
Application: 243087



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 243087

Applicant: Crest Nicholson Operations Limited

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

Parish:

Grid Reference: Easting - 477011, Northing - 165580

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).

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 243087. 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:	Gordon Adam Development Control		
Service	SDL Highways	App No:	243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).		
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

Condition 14 relates to hard and soft landscaping scheme (part discharge)

1. Highways understands that this is a part discharge of the condition and only for the primary infrastructure areas, High Street and Village Green only.
2. Once technical acceptance has been granted through the s38 highways agreement process then highways would then be able to recommend discharge for the hard landscaping within the highways adoption area.

Condition 26 to detailed design of roads (part discharge)

1. Highways understands that this a part discharge of the condition and only for to the primary infrastructure roads only.
2. Once technical acceptance has been granted through the s38 highways agreement process then highways would then be able to recommend discharge of this condition.

Condition 27 to construction accesses;

1. No information has been submitted regarding this matter.
2. Highways would have expected this to have been included in the CeMP however, it is not clear in that document where the access/s would be.

Condition 57 to lighting

1. Once technical acceptance has been granted through the s38 highways agreement process then highways would then be able to recommend discharge of this condition.

Condition 65 to construction environmental management plan (part discharge).

1. Highways understands that this is a part discharge of this condition in relation to Crest Nicholson works only.
2. Highways also understands that the CeMP will be the responsibility of the main contractor and will be treated as a life document which is welcome.
3. Any major changes to the document would be submitted to WBC for approval.
4. It states in para 2.2 that access to the site would be from Biggs Lane. Highway seeks clarification on this matter as it is not evident from the plans that this is possible.
5. Highways would need to see a plan showing the routing of construction vehicles to the site.
6. It is welcome that a road condition survey will be carried out on the construction route. This will need to be undertaken before and after construction accompanied by WBC. Once the after surveys are carried out, there would need to be agreement with WBC re the repairs needed.
7. It is welcomed that deliveries will be managed and be outside school entry and exit times wherever possible.
8. It is welcome that there would be wheel washing employed with a street sweeper used when required for the off-site roads.
9. The proposed construction operating hours are welcome, and no working will be allowed on Sundays which needs to be included.
10. All parking will be within the compounds and no parking will be allowed on nearby residential roads.
11. All construction traffic will be managed by banksmen which is welcome.
12. Once clarification on where the access is has been provided, the gates would need to be set back the length of the largest vehicle access the site.
13. There appears to be no mention of the green travel plan, this is required.

Conditions & Reasons (if required)

Date:	30 th Dec 2024	Signed:	Gordon Adam
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