

Balfour Beatty

CRXSS080 – WMHP – SWDR

Phasing of Works as per Planning Condition 4

Introduction

This note has been prepared to discharge Condition 4 (Phasing) attached to planning permission 192928 which requires the following:

“Before commencement of development details of the phasing of works, including the coordinated delivery of the on and off-site mitigation measures, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details include:

- i) phasing of construction and opening of the road;*
- ii) timing of the delivery the drainage and SuDS in relation to the development it will serve;*
- iii) phasing of landscaping including early delivery of landscaping required to mitigate the impact upon listed buildings;*
- iv) off-site highway works necessary to mitigate the impact of the development pursuant to condition 27; and*
- v) a Traffic Regulation Order for prohibition of driving on Easthampstead Road south of the SWDR (and provision of alternative ‘Heathlands Link Road’ route).”*

Phasing of Works

Table 1 below defines the phasing of the construction and opening of the road (condition 4(i)), the delivery of the SuDS drainage works (condition 4(ii)), and the landscape works (condition 4 (iii)).

The phasing of landscaping, including the early delivery of the landscaping required to mitigate the impact upon listed buildings, will be carried out at the earliest opportunity when construction in the immediate area has been completed, and within the restrictions of the specified seasons .

The following phases and dates detailed in Table 1 have been derived from the Phasing Drawings developed for Appendix E of the Construction Environmental Management Plan (WMHP-BB-SRWG1-PLN-PM-0001 (10th Issue) dated 02.10.2024).

Start dates for activities are provisional and are dependent upon completion of the following:

- Land agreements being completed as requested by WBC to the Strategic Development Location (SDL) developers/landowners.
- Drafting and submission of a Clause 31 enabling works programme.
- Liaison and agreement with Utility Providers concerning diversion works.

Table 1: Phasing of works as required under condition 4 bullets (i), (ii) and (iii)

Phase 1: Commencement of SWDR works
Installation of unmade ground footpath (April 2024)
Phase 2:
(Autumn and Winter 24)
Enabling works (Site clearance & Set Up). Ecological Works. Archaeology.

Service Diversions.
Haul roads and Piling platforms.

(Winter and Spring 2025)

Continue service diversions.
Commence culverts for Luckley Brook.
Commence Bridge piling & Abutments.
Commence earthworks East of bridge to Easthampstead Road.
Commence Easthampstead Road culvert crossings.
Commence SANG earthworks & culverts.
Commence SWDR highway & SuDS drainage etc. East of Easthampstead Road.

(Summer 2025)

Complete earthworks at Luckley Brook.
Commence earthworks for WG1.
Bridge Abutment FRC works.
Commence highway & SuDS drainage east of bridge.
Commence TW culvert.
Continue Easthampstead Road culvert crossings.
Continue SANG earthworks & culverts.
Continue earthworks and highway & SuDS drainage East of Easthampstead Road.

(Summer and Autumn 2025)

Complete earthworks for WG1 and commence drainage.
Complete bridge abutment FRC works and commence deck and wing wall construction.
Complete highway & SuDS drainage East of bridge and commence carriageway construction.
Earthworks and highway & SuDS drainage across Easthampstead Road.
Complete TW culvert.
Complete SANG earthworks and culverts.
Complete highway & SuDS drainage East of Easthampstead Road and commence carriageway construction.

(Winter 2026)

Commence carriageway construction for WG1.
Complete bridge deck and wing wall FRC works and commence backfilling.
Continue carriageway construction East of bridge.
Commence carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Winter and Spring 2026)

Continue carriageway construction for WG1.
Complete backfilling to bridge.
Complete carriageway construction East of bridge.
Continue carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Summer 2026)

Complete carriageway construction for WG1.
Complete bridge construction, commence boardwalk and carriageway construction.
Complete carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Summer and Autumn 2026)

Install street furniture for WG1.
Complete boardwalk and continue carriageway construction over bridge.
Complete carriageway construction East of Easthampstead Road.
Complete carriageway construction over bridge.
Open road.

(Remaining Works)

Landscaping (planting and seeding works) will be carried out during the specified seasons as work is completed in the separate areas, including the visual screening for Britton's Farmhouse..

Off-site Highway Works and Traffic Regulation Order

In response to Condition 4 bullets (iv) and (v), it should be noted that the offsite Highways mitigation works, and the Traffic Regulation Orders remain the responsibility of Wokingham Borough Council SWDR Project Team to implement.

The phasing of off-site highway mitigation works as required under Condition 27 will be as follows:

Table 2: Off-site highway works

Off-site Highway Works	Dates
Finchampstead Road / Molly Millars Lane (Western Gateway Ph 2)	Subject to planning permission 203535. The scheme is currently planned for completion June / August 2026
Barkham Road / Molly Millars Lane	To be completed by the SDL Developers prior to the 250 th occupation.
Old Wokingham Road / Waterloo Road / Peacock Lane	Subject to planning permission. The scheme is currently planned for completion June / July 2026

A Traffic Regulation Order for prohibition of driving on Easthampstead Road south of the SWDR will need to be implemented within 24 months of the proposed works. As these works are not due for completion until September – November 2026, Wokingham Borough Council SWDR Project Team will liaise with Wokingham Borough Council's TRO officer for this to be in place for February 2025 when the road is closed for utility diversions.