

PLANNING REF : 243229
PROPERTY ADDRESS : Eastward
: 14 East View Road, Wargrave, Berkshire
: RG10 8BH
SUBMITTED BY : Mr Laurence Manning
DATE SUBMITTED : 03/02/2025

COMMENTS:

I agree and support that this site is suitable for residential development, I have the following comments:

The ridge line of Plot 1 is too high and should correspond with the adjacent buildings.

The drainage strategy is too vague and relies on too much of an assumption that permeable paving and SUDs will be a useable solution, no ground investigation has been undertaken to support this. (I also note that this report has been redacted), a full workable drainage strategy condition should be attached to this planning permission as a pre commencement (including demolition) condition.

The transport statement confirms that there should be two visitors spaces provided on site, yet only one has been planned; simply stating the shortfall "can be accommodated on Victoria Road" is unacceptable - the applicant should amend their designs to supply the required amount of visitors spaces as per policy CC07 of the Wokingham Borough Development Plan (2014).

A CTMP precommencement condition should be applied to include details of parking for vehicles of site personnel, operatives and visitors, loading and unloading of plant and materials, storage of plant and materials, programme of works, provision of boundary hoarding behind any visibility zones, HGV deliveries and hours of operation (to mitigate disturbance with local schools), vehicle routing, measures to prevent the deposit of materials on the highway, before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused and on-site turning for construction vehicles.

The tree report details how existing trees should be protected by way of barriers etc etc but the separate tree plan shows no such tree protection - possibly an oversight?

A Site Waste Management Plan should be required prior to commencement to demonstrate how waste generated from construction and excavation activities will be dealt with in accordance with the waste hierarchy. The Site Waste Management Plan should subsequently be kept up-to-date throughout the development process in accordance with the established methodology.

A detailed Construction Environmental Management Plan (CEMP) should be required prior to commencement, outlining specific measures to mitigate dust and noise impacts on surrounding properties, including designated working hours, dust suppression methods, noise monitoring protocols, and procedures for managing complaints, which must be adhered to throughout the construction period.