

From: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Sent: 13 May 2025 10:19:53 UTC+01:00
To: "Emy Circuit" <Emy.Circuit@wokingham.gov.uk>
Cc: "Matthew Harris" <m.harris@nexusplanning.co.uk>
Subject: RE: 240892 South Wokingham R10/R14 link Road conditions 9 & 14 plus the S73 application
Attachments: A389-074 P3 Temporary Access and Construction Compound.pdf, A389-R010 - Construction Environmental Management Plan Rev F.pdf

Morning Emy

AL have amended the CEMP to include reference to the separate pedestrian/vehicle gates as per your previous email. They have retained the access as shown via the attenuation basin but altered so that it avoids any RPA's. this allows for the construction of the road to be commenced without the need to construct the connection with Waterloo Road first which is the preferred option.

I trust this satisfies your point below but let me know if you have any queries.

Regarding the plans for condition 14, I understand that some further changes are required now to the technical approval drawings which AL are working through. Once those changes are agreed with WBC than we can issue the pack to you for the condition discharge picking up the comments you raised.

Thank you,
Stefania

Stefania Petrosino
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From: Emy Circuit <Emy.Circuit@wokingham.gov.uk>

Sent: 12 May 2025 09:41

To: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>; Matthew Harris <m.harris@nexusplanning.co.uk>

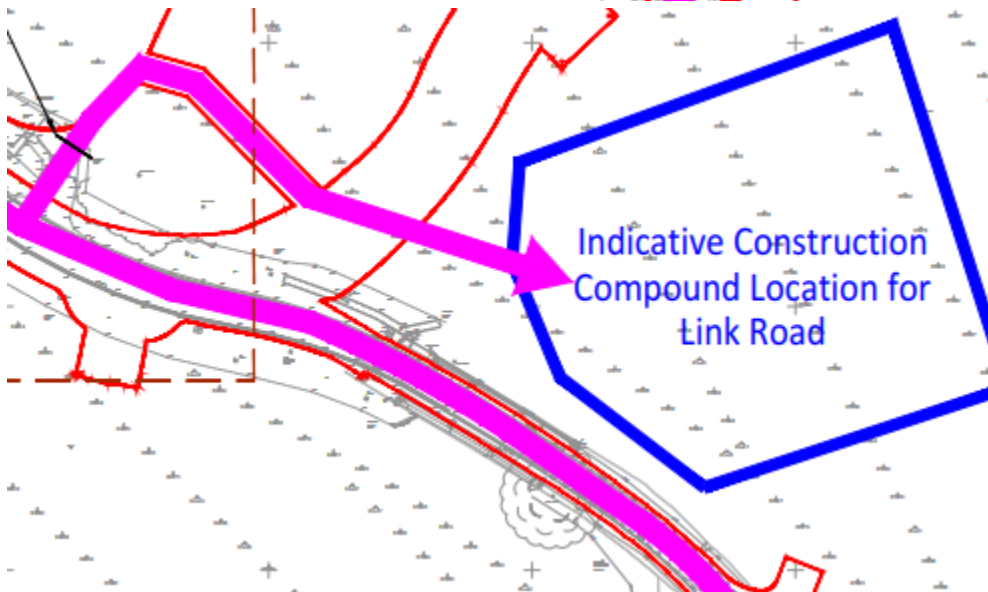
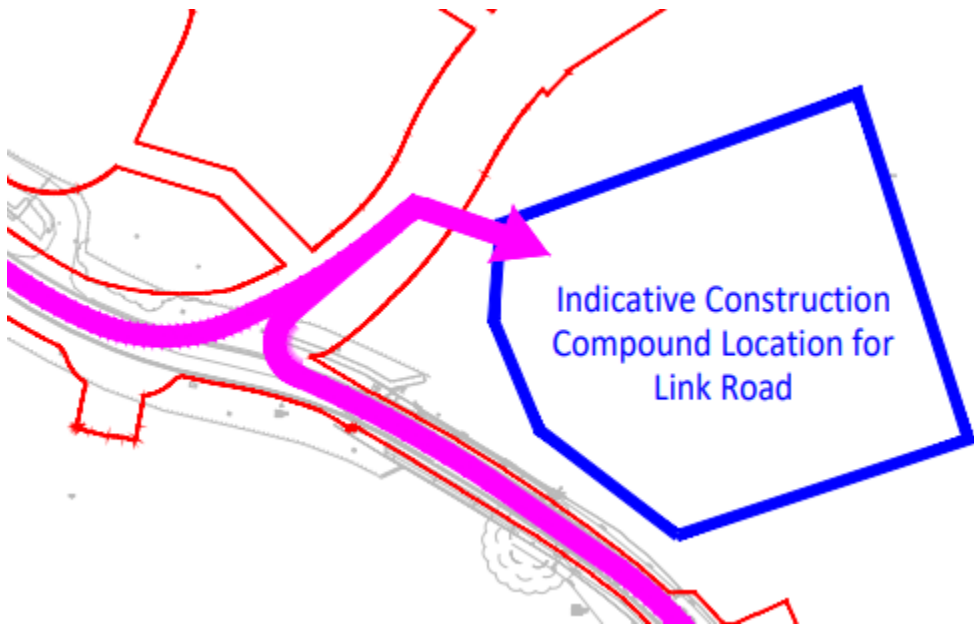
Subject: RE: 240892 South Wokingham R10/R14 link Road conditions 9 & 14 plus the S73 application

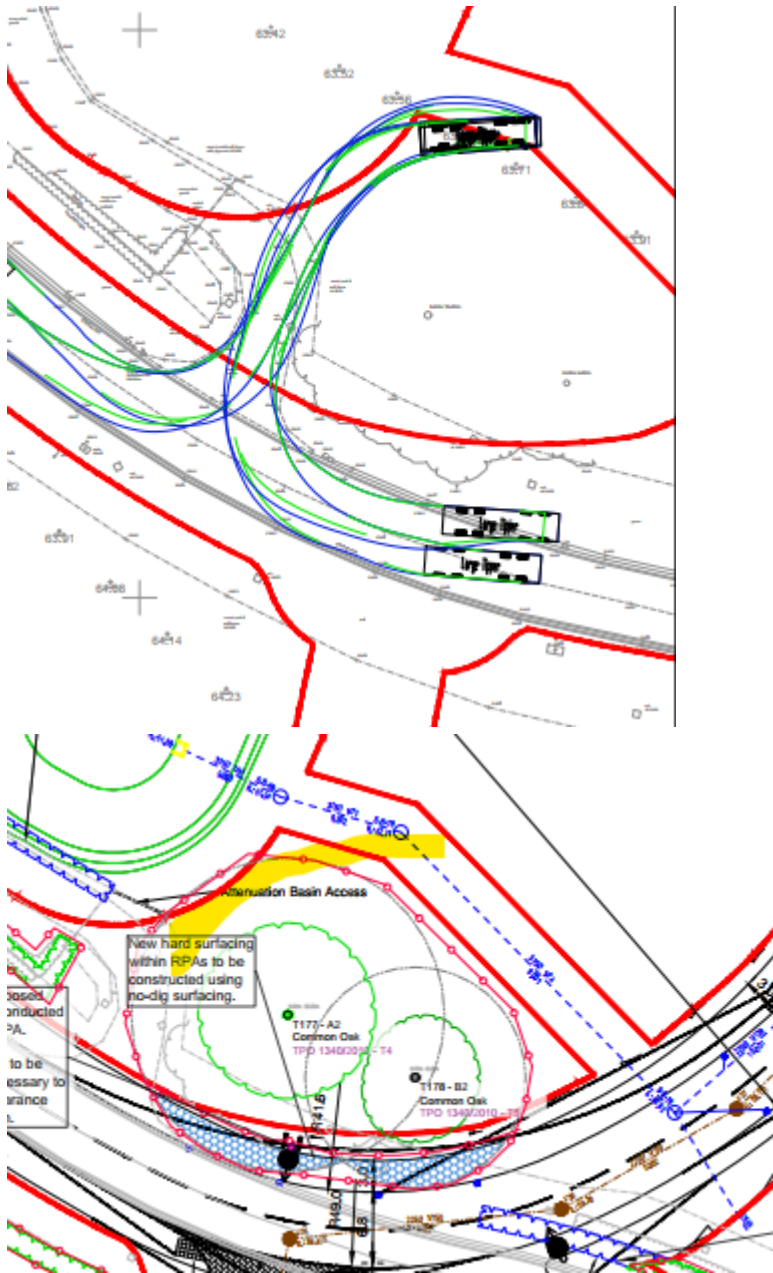
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Morning,

Apologies, I'd forgotten I'd also shared the tracking with Landscape as it looked like there may be conflict between tracking and tree protection and it seems there is. The tracking and/or access location needs to be looked at again.

The original version of the submitted CEMP indicated the proposed access along link road into the compound as shown in the first snip below avoiding the trees and was acceptable. However, the revised CEMP indicates the access via the attenuation basin access as shown in the second snip. The existing access to the attenuation basin off Waterloo Road is already in existence, so that is acceptable in relation to the adjacent tree (T177). However the swept paths for construction vehicles (third snip) does not follow the pink line of the plan in Appendix B of the CEMP and looks as it will encroach into the RPA of the trees (forth snip) in the area highlighted. This is not acceptable as there are alternative routes into the compound which should be used instead.





Kind Regards,
Emy Circuit

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From: Emy Circuit

Sent: 08 May 2025 13:28

To: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>

Cc: Matthew Harris <m.harris@nexusplanning.co.uk>; Sophie Morris <Sophie.Morris@wokingham.gov.uk>

Subject: RE: 240892 South Wokingham R10/R14 link Road conditions 9 & 14 plus the S73 application

Thanks for this Stefania,

I understand that for the time being Alan Lewis (Gordon's manager) is going to cover South Wokingham highways. Having talked to him and to Phil Milburn, there is just one point in relation to the CEMP which doesn't seem to have been addressed, which is the separate pedestrian and cycle gate. I see a gate is noted on the plan so it may simply be a matter of confirming that there will be separate gates?

Phil has shared a list of drawings which have been agreed for the S38, subject to specified amendments. I've compared these with the planning drawings below and made suggestions of how we deal with them. Slightly confusingly, the S38 drawings are all revision P01, so apparently earlier revisions than the planning drawings. I'm guessing the numbering was restarted so current S38 drawings the same as the approved planning drawings, or have there been updates in between?

Sophie also mentioned you are seeking to vary the conditions under the S73 application. Neither of us has had an opportunity to look at the application yet but we're not clear why the conditions should need updating? Are you suggesting they are revised to refer to approved drawings? Our normal approach is to include a condition stating that the original conditions still apply rather than repeat them, which generates a huge amount of fairly unproductive work and becomes complicated. It might be useful for the three of us to have a quick teams call to agree the best way to deal with this?

S38 Drawings			Planning drawings approved under 240892	Suggested approach
A389-LRDD-100	Site Location Plan	P01	A389-LR-100 P5 Site Location Plan	
A389-LRDD-101	General Arrangement *	P01	A389-LR-101 P14 General Arrangement	The planning drawing does not address this points in informative 8. However, from discussion with Phil the S38

				drawing does. Once updated this drawing should be submitted in relation to condition 14 which will allow this to be discharged.
A389-LRDD-102	Red Line Plan	P01	A389-LR-102 P9 Red Line Plan	
A389-LRDD-103	Section 278 Agreement Plan*	P01	No planning equivalent	
A389-LRDD-104	Section 38 Agreement Plan*	P01	No planning equivalent	
A389-LRDD-106	Visibility Splay*	P01	A389-LR-106 P6 Visibility Splays	The S38 drawings need to be updated to remove the pinch-point. Once this has been done, for consistency, suggest they are submitted under the current S73 application.
A389-LRDD-110	Bus Swept Paths*	P01	A389-LR-110 P10 Bus Swept Paths	
A389-LRDD-111	Refuse Vehicle Swept Paths*	P01	A389-LR-111 P10 Refuse Vehicle Swept Paths	
A389-LRDD-112	Fire Tender Swept Paths*	P01	A389-LR-112 P8 Fire Tender Swept Paths	
A389-LRDD-113	Existing Utilities	P01	No planning equivalent	
A389-LRDD-121	Street Lighting Lux Layout**	P01	A389-LR-121 P9 Lighting Lux Layout	As above, suggest the S38 drawing is also submitted under the S73 application once updated
A389-LRDD-151	Longitudinal Sections	P01	No planning equivalent	
A389-LRDD-152	Longitudinal Sections Sheet 2	P01	No planning equivalent	
A389-LRDD-201	Site Clearance Plan #	P01	No planning equivalent	
A389-LRDD-401	Engineering Layout Sheet 1*	P03	As submitted for condition 03	For consistency, the S38 drawing should also be submitted in relation to condition 03, once updated.
A389-LRDD-501	Drainage Strategy	P02	A389-LR-501 P10 Drainage Strategy	

A389-LRDD-502	Surface Water Catchment Plan	P01	A389-LR-502 P8 Surface Water Catchment Plan	
A389-LRDD-503	Manhole Schedule	P01	No planning equivalent	
A389-LRDD-505	Gully Catchment Plan	P01	No planning equivalent	
A389-LRDD-511	Drainage Details Sheet 1	P01	No planning equivalent	
A389-LRDD-512	Drainage Details Sheet 2 ***	P01	No planning equivalent	
A389-LRDD-701	Materials Plan	P03	A389-LR-701 P11 Materials Plan	
A389-LRDD-711	Highway Construction Details Sheet 1	P04	As submitted for condition 14	The General Arrangement drawing needs to be submitted too, as per my comment above. In addition, the extended drop kerb at the most easterly crossing is only shown on the Materials Plan, so the updated version of that needs to be submitted too.
A389-LRDD-712	Highway Construction Details Sheet 2	P01	As submitted for condition 14	
A389-LRDD-1201	Traffic Signs and Road Markings	P04	A389-LR-1201 P7 Traffic Signs and Road Markings	
*All drawings amended to remove the narrowing ** Lighting Details require clarification refer to Dave Halley Email *** ½ round PC used instead of Brickwork with TWU agreement # Remove resurfacing in verge and plane out 50mm instead of 40mm on approaches				

Kind Regards,

Emy Circuit

Emy Circuit

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From: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Sent: 01 May 2025 13:15
To: Emy Circuit <Emy.Circuit@wokingham.gov.uk>
Cc: Matthew Harris <m.harris@nexusplanning.co.uk>
Subject: RE: 240892 South Wokingham R10/R14 link Road conditions

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For the attention of
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Hi Emy

Conditions 9 and 14 application 250495

Please find attached the highway construction details plans for condition 9 and the CEMP for condition 14. The plans have been signed off by Phil Milburn at WBC and the CEMP addresses all of the highways comments.

I believe this along with the levels condition (3) can be signed-off now.

Any questions please let me know.

Thank you,
Stefania

Stefania Petrosino

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From: Emy Circuit <Emy.Circuit@wokingham.gov.uk>
Sent: 09 April 2025 14:52
To: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Cc: Matthew Harris <m.harris@nexusplanning.co.uk>
Subject: 240892 South Wokingham R10/R14 link Road conditions

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Afternoon Stefania,

I'm writing with an update on the R10/R14 conditions. There are several consultation responses outstanding but a few points that can be addressed in the meantime.

Condition		Reference	Comments
00	BNG	250424	I am dependent on comments from the ecologist, which I'm assured will be with me shortly.
03	levels	250495	No objections from highways, drainage or landscape. No response yet from ecology, EHO or Bracknell.
09	CEMP	250495	No objections from drainage or landscape. No response yet from ecology, EHO or Bracknell, although I note that the document doesn't include environmental management

			system, something that was requested by English Heritage originally. Highways have requested a plan of the proposed construction access (where the access road ties in with Waterloo Road south of William Healas Way) together with swept paths for construction vehicles and the location of gates (which should be set back the length of the longest vehicle to ensure no impact on Waterloo Road). It is recommended that a segregated pedestrian and cycle gate is provided.
11	WSI	250580	Following an email exchange with Matt on 31 March/1 April I'm expecting a revised WSI to cover the whole of the relevant application site imminently?
14	Highway Construction details	250495	The details as submitted do not address the points listed in informative 8 (contrary to what Matt thought in his email of 12 March). However, Gordon has been involved in S278 talks and advises that revisions through that process do address the outstanding issues. His suggestion is that revised drawings are submitted following technical approval and he is seeking an update from Phil Milburn (S278 officer) on the likely timescale. My concern is how this will fit with the timetable for determining the DoC application.

Kind Regards,

Emy Circuit

Emy Circuit

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