

Our Ref: HD065-002-AG

Email: agolding@alpce.co.uk

Date: 08 October 2024

Christopher Howard
Delivery Manager
Development & Regeneration
Wokingham Borough Council
Shute End
Wokingham
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SENT BY EMAIL ONLY

Dear Mr Howard,

**ACCESS ROAD FOR NATURAL HISTORY MUSEUM, TVSP (WBC REF : 232995)
DISCHARGE OF PLANNING CONDITION NO. 9**

We refer to the development proposals which comprise the construction of a new Access Road to the north-east of Cutbush Lane which will provide access to a new building for the Natural History Museum. The proposed access road benefits from a resolution to grant planning consent which was determined at Wokingham Borough Council's March 2024 planning committee (Wokingham Borough Council Planning Application Number: 232995). On behalf of our client, the University of Reading, we hereby submit details within this letter to address the requirements of Planning Condition No. 9 as listed within the Decision Notice dated 5th September 2024. The planning condition states:

"Prior to commencement of development, a schedule for the detailed design and implementation of the accesses to the Natural History Museum facility from the highway shall be submitted to and approved in writing by the Local Planning Authority. No public use of the road shall be allowed until the accesses have been constructed in accordance with the approved details. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times"

The Detailed Design of the Access Road, which includes the junctions into the Natural History Museum parcel, has already been undertaken to inform the Construction Tender process which is underway. Submission of the Detailed Design pack to Wokingham for Full Technical Approval was during Q3 2024, with subsequent receipt of Full Technical Approval anticipated during Q4 of 2024.



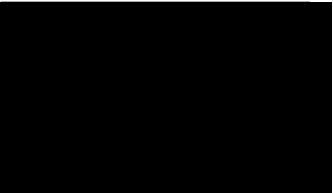
It is proposed to commence construction of the Access Road in December 2024. An approximate 18 month construction program is then anticipated, with the works due to be completed by April 2026. A breakdown of the timescales for the construction of the key components of the Access Road, along with each of the junctions which serve the Natural History Museum parcel, is set out within the draft programme at Table 1 below.

Table 1 – Draft Construction Programme of NHM Access Road and Junctions

Duration	Works
From December 2024 to April 2025	Cutbush Lane tie-in construction works up to binder course.
From December 2024 to June 2025	Construction up to binder course of the NHM estate road which serves the two priority access junctions along the western boundary of the NHM parcel.
From June 2025 to September 2025	Construction of roundabout and western section of access road.
From September 2025 to December 2025	Construction of road along northern boundary road of the NHM parcel which serves the NHM priority junction egress.
From December 2025 to March 2026	Remaining works including finishing works, associated landscaping, surfacing works, snagging and de-snagging.

I trust that the above information is sufficient to enable discharge of the planning condition. However, should you have any queries then please do not hesitate to contact me.

Yours sincerely,



ALEX GOLDING
Senior Consultant