

Date: 13th August 2025
Application: 251468



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 251468

Applicant: Mr Nathan Craker

Site Address: Land at and to the rear of 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 480157, Northing - 164785

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 211889 (appeal ref.

APP/X0360/W/22/3295631) dated 13/12/2022. Condition 6 relates to access construction; 8 to a Stage 1 Road Safety Audit; 9 to a Construction Method Statement; 10 to a contamination assessment; 13 to an Arboricultural Method Statement; 15 to ecological permeability, and 16 to a Construction Environmental Management Plan (CEMP).

Case Officer: Mark Croucher

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 251468. 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:	Ben Amey Highways Development Control		
Service	WBC Highways	App No:	251468
Address:	Land at and to the rear of 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211889 (appeal ref. APP/X0360/W/22/3295631) dated 13/12/2022. Condition 6 relates to access construction; 8 to a Stage 1 Road Safety Audit; 9 to a Construction Method Statement; 10 to a contamination assessment; 13 to an Arboricultural Method Statement; 15 to ecological permeability, and 16 to a Construction Environmental Management Plan (CEMP).		
Type of Development:	Erection of Upto 32 dwellings.		
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

This document provides comments from the Local Highways Authority regarding Planning Condition 6 (Access Construction), Condition 8 (Stage 1 RSA) and Condition 9 (Construction Method Statement).

Conditions 10 (Contamination Assessment), 13 (Arboriculturally Method Statement), 15 (Ecological Permeability) and 16 (CEMP) do not relate to the operation/design of the public highway.

Condition 6: Access Details

The covering letter submitted confirms that the construction details for the access are technically approved and subject to a completed s278 agreement with the council dated 4th March 2025.

Condition 8: Road Safety Audit

A Stage 1 and 2 Road Safety Audit Report has been produced by TMC (Traffic Management Consultants).

The Stage 1 and 2 Road Safety Audit raises the following problems:

- 8.1 'No new drainage detailed to prevent surface water flowing across junction or pedestrian crossing point'
- 8.2 'Insufficient depth of centre warning line on side road approach to give-way line'
- 8.3 'Existing SLOW marking in middle of new junction in line with turning vehicles will be quickly worn away'
- 8.4 'Plans state new access road is for vehicles only where is the pedestrian access'
- 8.5 'Reduced intervisibility of pedestrians crossing access side road into development'
- 8.6 'Insufficient depth of tactile paving at ahead/inline pedestrian crossing point'

The LHA request the following solutions to the Stage 1 and 2 Road Safety Audit Problems:

- 8.1 'The LHA require provision of a drainage strategy and detailed drainage design to prevent surface runoff onto the public highway'
- 8.2: The LHA accept the designer's response that the centre warning line will be enlarged upto the full width of the carriageway.
- 8.3: 'The LHA request that the SLOW markings are relocated a short distance along Nine Mile Ride (c. 5- 10m) by the developer during the s278 works to reduce the wear and tear to the slow markings by vehicles turning'
- 8.4: The LHA request the provision of a 1.5m – 2.0m wide footway alongside the access road which connects to Nine Mile Road Road.
- 8.5: The LHA require the applicant provide suitable pedestrian visibility splays of 2.0m x 2.0m.
- 8.6: The LHA accept the provision of 3 rows of tactile paving.

Condition 9: Construction Method Statement

The LHA require the submission of swept path analysis which demonstrates that the largest vehicles required on site can ingress/egress the proposed development in a forward gear. The LHA would expect swept paths for crane delivery and a 10m rigid tipper truck as a minimum.

This is to demonstrate loading and unloading of plant and materials can be accommodated as per requirement 3 of Condition 9.

The LHA are satisfied with the following elements of the CMS submitted:

- The CMS includes a site set up plan which demonstrates space has been accommodated for site office, site canteen, contractor vehicle car parking, material storage, wheel cleaning etc.
- The HGV Routing Plans provided within Appendix C of the submitted CMS

- Confirmation that a wheel cleaning facility will be provided on the site.
- That during busy periods on the site, a banksman/gateman will be utilised to control all vehicle movement to and from the site.
- All plant will be switched off when not in use.

Date:

13th August 2025

Signed:

Ben Amey