

Date: 25 October 2024
Application: 242698



**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: 242698

Applicant: Mr Jon Furneaux

Site Address: 6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165183

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 223592 dated 09.06.2023. Condition 3 relates to site remediation; 4 to construction management plan and method statement; 6 to protection of trees; 7 to landscaping; 10 to highway construction details; 11 to access construction; 12 to bin collection; 14 to external materials; 16 to electric vehicle charging; 27 to programme of archaeological work. (retrospective)

Case Officer: Andrew Chugg

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 242698. 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:	JP		
Service	WBC Highways	App No:	242698
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
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Type of Development:			
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

The proposal seeks consents for discharging conditions 3, 4, 6, 7, 10, 11, 12, 14, 16 and 27 for Planning Application Reference 223592. This memo responds on the sections of submissions related to highway grounds.

Application for technical acceptance is required for discharging Conditions 10 and 11.

Comments in red concern revised documents submitted to highways on 5th Feb 2025.

Condition 4 – Construction Management Plan and Method Statement

Construction Management Plan (Doc reference JDF-1002 Rev. A) and Site Set up plan (Doc reference JDF-1002 Ref B) have been submitted which is welcome.

A CMP and a site set up plan have been provided. The submission outlines that site delivery and working hours to be from 08:00 to 18:00 on Mondays and Fridays and from 08:00 to 13:00 on Saturdays. No further comments.

Site access points, loading/unloading, materials and plants storage and contractor parking details are provided on the site set up plan. The anticipated traffic volumes

of the site have been provided. It is welcome that all construction parking will be on site. No parking will be allowed on Johnson Drive.

Vehicles are proposed to be accessed and egressed on Johnson Drive via Nine Mile Ride and there will be a waiting area directly outside the site gates to vehicle waiting on Johnson Drive. As Johnson Drive is an adopted highway, the site gate is required to be set back to accommodate sufficient waiting area within the red line. Whilst a gate location has not been shown on plan JDF-1002 Ref B, the hoarding line has been shown which shows a waiting area in front of the gate which is welcome.

The proposed route will unlikely pass-through Wokingham Town Centre or residential area, which is acceptable which is welcome.

Hoarding, site fencing details, wheel washing, dust and dirt control measures and recycling arrangements are proposed which are welcome.

Highways is therefore content with the Construction Management Plan (Doc reference JDF-1002 Rev. A) and Site Set up plan (Doc reference JDF-1002 Ref B) and therefore recommends discharge of this condition.

Condition 12 – Bin Collection

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. Such standards will apply to all plots within the site.

While the applicant has assessed on the swept path of refuse vehicle in the planning application, the carrying distance between the BCP and Plots 4 and 5 exceed 30m.

The applicant shall consider additional or alternative position of the BCP. Revised refuse vehicle swept path shall be submitted if necessary.

Condition 16 – Electric Vehicle Charging

The Highways have no objection to the proposed positions and specifications of EVCP. This may be subject to further authorisation via Building Control.

Conditions & Reasons (if required)

Date:	29/10/2024	Signed:	JP
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