

Date: 13 August 2024
Application: 242040



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242040

Applicant: Mr. Hosking

Site Address: Heathlands Farm, The New Farm House, Honey Hill, Crowthorne, Wokingham, RG40 3BG

Parish: Wokingham Without

Grid Reference: Easting - 482918, Northing - 166267

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 231524 dated 14/12/2023. Condition 4 relates to a boundary fence; 5 to landscaping; 6 to a Construction Traffic Management Plan (CTMP); 7 to a Construction Method Statement, and 8 to drainage strategy.

Case Officer: Marcus Watts

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 242040. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242040
Address:	Heathlands Farm, The New Farm House, Honey Hill, Crowthorne, Wokingham, RG40 3BG.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 231524 dated 14/12/2023. Condition 4 relates to a boundary fence; 5 to landscaping; 6 to a Construction Traffic Management Plan (CTMP); 7 to a Construction Method Statement, and 8 to drainage strategy.		
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

Condition 6 to a Construction Traffic Management Plan (CTMP)

- Condition 6 states "Construction Traffic Management Plan - No works shall commence on site until a Construction Traffic Management Plan (CTMP) has been submitted to the LPA and approved in writing. The CTMP shall include the details such as routing of construction traffic, full details of the location of wheel washing facilities; details of street sweeping; a detailed green travel plan; cycle parking, traffic management and a detailed construction schedule to include not only construction vehicles but day to day travel of construction workers.
- Drawing CTMP01 Rev A has been submitted in support of this discharge of conditions application which is welcome.
- It is welcome that vehicle and cycle parking will be on site and that there is sufficient space for all vehicles to turn safely.
- It is proposed that the entire construction period would be around 8 weeks.
- It is proposed that the existing access would be used for construction access which is acceptable.
- Wheel washing is proposed however, the location needs to be shown on the plan.

7. Highways would need to see the route of construction vehicles accessing and egressing the site from the strategic route network.
8. Due to the short length of construction, highways accepts that there would be no need for a travel plan.
9. If the location of the wheel washing can be shown on a plan as well as the route to and from the site from and to the strategic road network and re-submitted and approved, then highway would then be able to recommend discharge of this application.

Condition 7 to a Construction Method Statement

1. Condition 7 states “Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors,
 - ii) loading and unloading of plant and materials,
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
 - v) wheel washing facilities,
 - vi) measures to control the emission of dust and dirt during construction,
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction work”
2. Drawing CMS01 has been submitted in support off this discharge of conditions application.
3. Satisfactory information has been provided on points (i) to (iii)
4. A satisfactory explanation has been provided on point (iv).
5. Whilst wheel washing has been included on the plan, a location would need to be shown on the plan.
6. A satisfactory explanation has been provided on points (vi) and (vii).
7. If the location of the wheel washing can be shown on a plan and re-submitted and approved, then highway would then be able to recommend discharge of this application.

Conditions & Reasons (if required)

Date:	19 th August 2024	Signed:	Gordon Adam
--------------	------------------------------	----------------	-------------