

**Project Title:** NHM Access Road, Thames Valley Science Park

**Project No/ Document Reference:** HD065-R004

**Date:** 04 July 2024

**Author:** A Golding

## TECHNICAL NOTE : TEMPORARY HAUL ROAD

### 1. Context

- 1.1. This Technical Note relates 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 at Thames Valley Science Park. 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 Ref : 232995).

### 2. Draft Planning Condition

- 2.1. Draft Planning Condition No. 5 as listed with the planning committee report states the following:

*Prior to commencement of development (excluding enabling earthworks and tree protection works), details of the haul road to serve the site shall be submitted for approval by the local planning authority. The haul route shall be constructed in accordance with these details prior to the commencement of development of the road. Upon completion of the spine road, the haul road shall be removed from site within six months from completion together with any aggregates used for its construction and the land restored to its former condition unless the use of it is required for the construction process of the Natural History Museum. In which case a programme for the restoration of the land shall be submitted for approval by the Local Planning Authority. The haul road shall be removed in accordance with the timetable set out or upon the completion of the haul road trigger identified in this condition unless otherwise agreed in writing by the Local Planning Authority.*

- 2.2. This Technical Note provides details of the temporary haul road which is to be utilised to facilitate the construction of the Natural History Museum Access Road.

### 3. Temporary Haul Road

- 3.1. The approved Construction Environmental Management Plan (ALP Reference A392-R019/C) for the new Access Road establishes the principles of the construction access route from Cutbush Lane as well as providing an indicative compound location for the construction works.



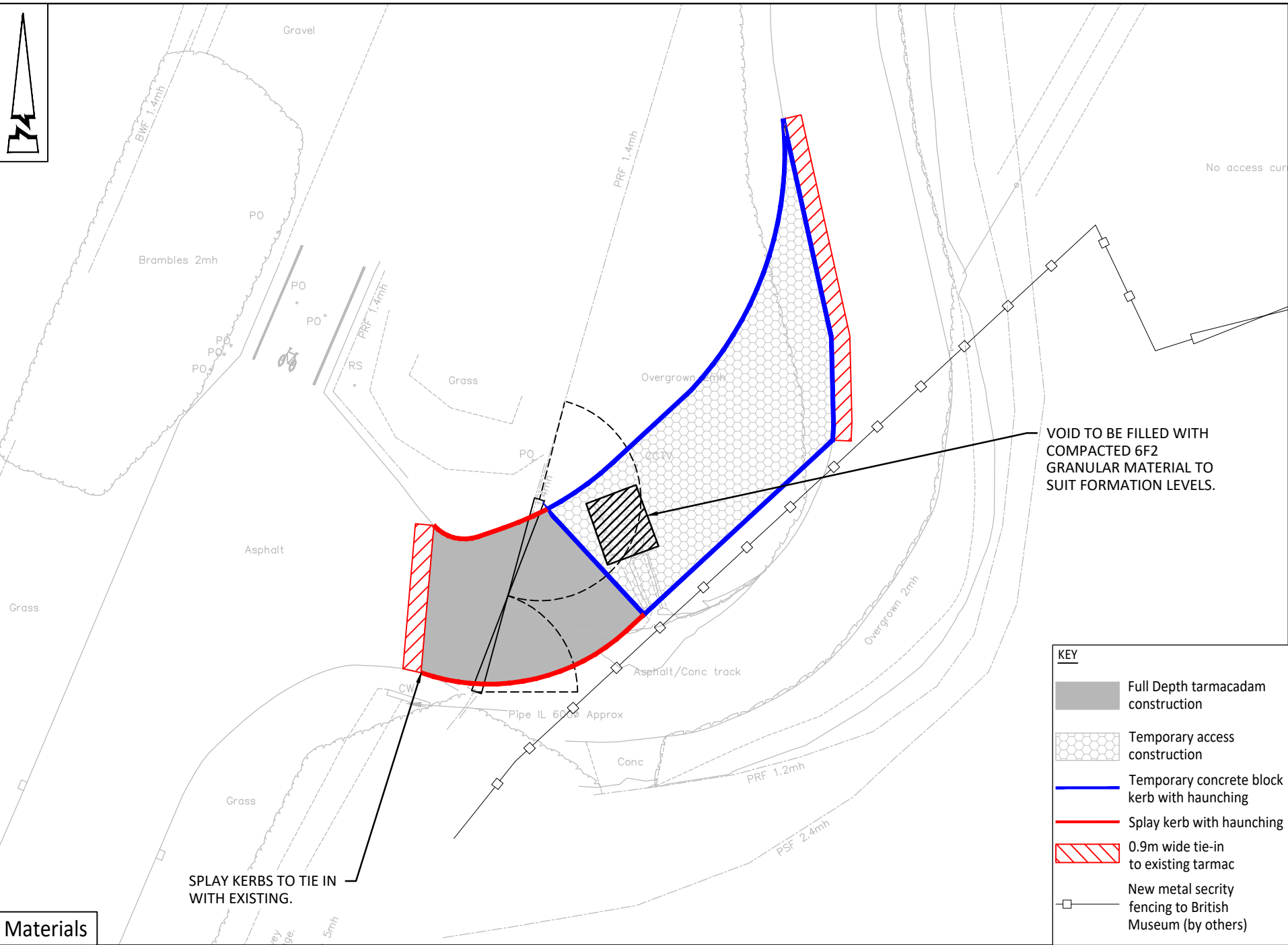
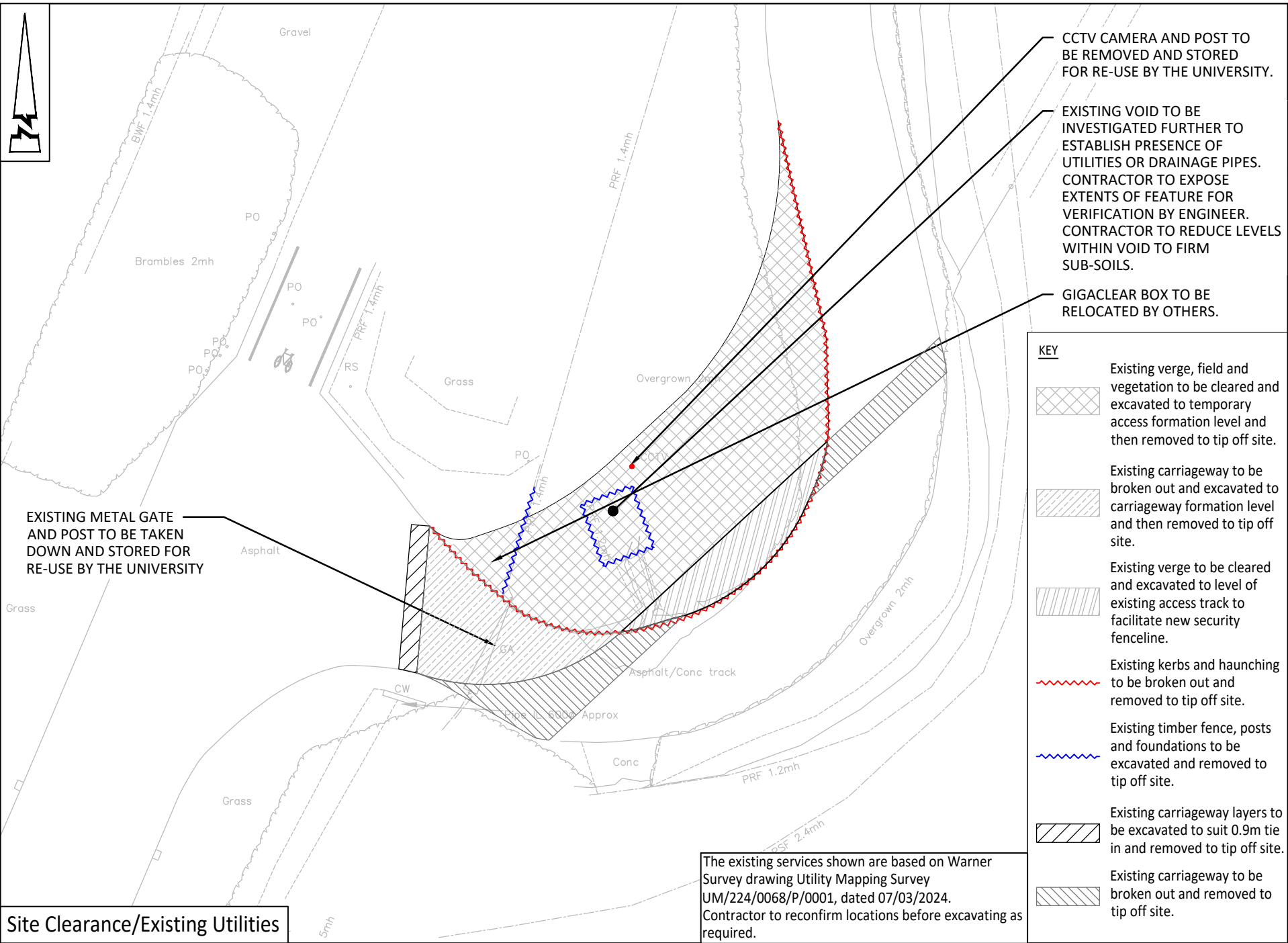
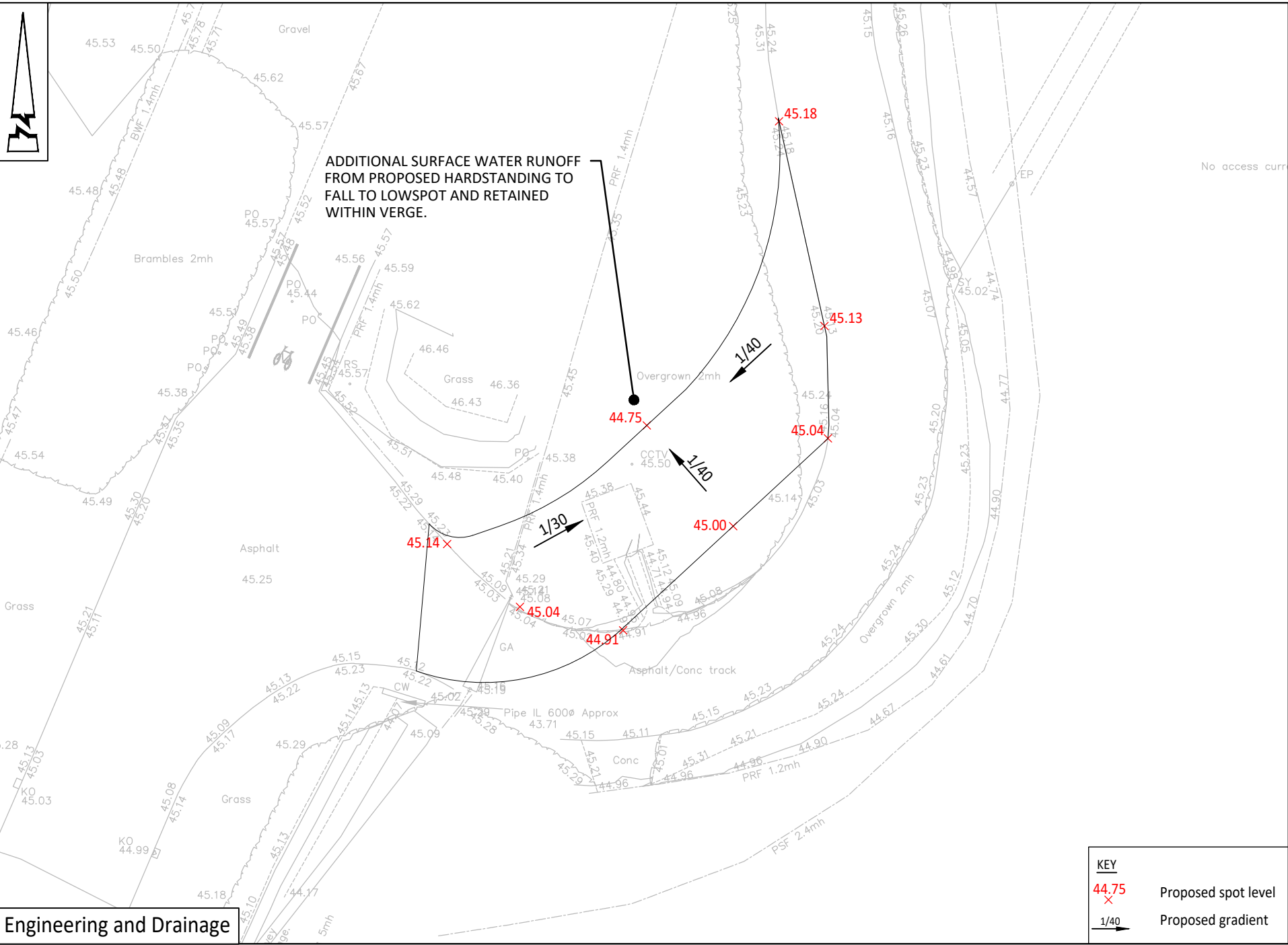
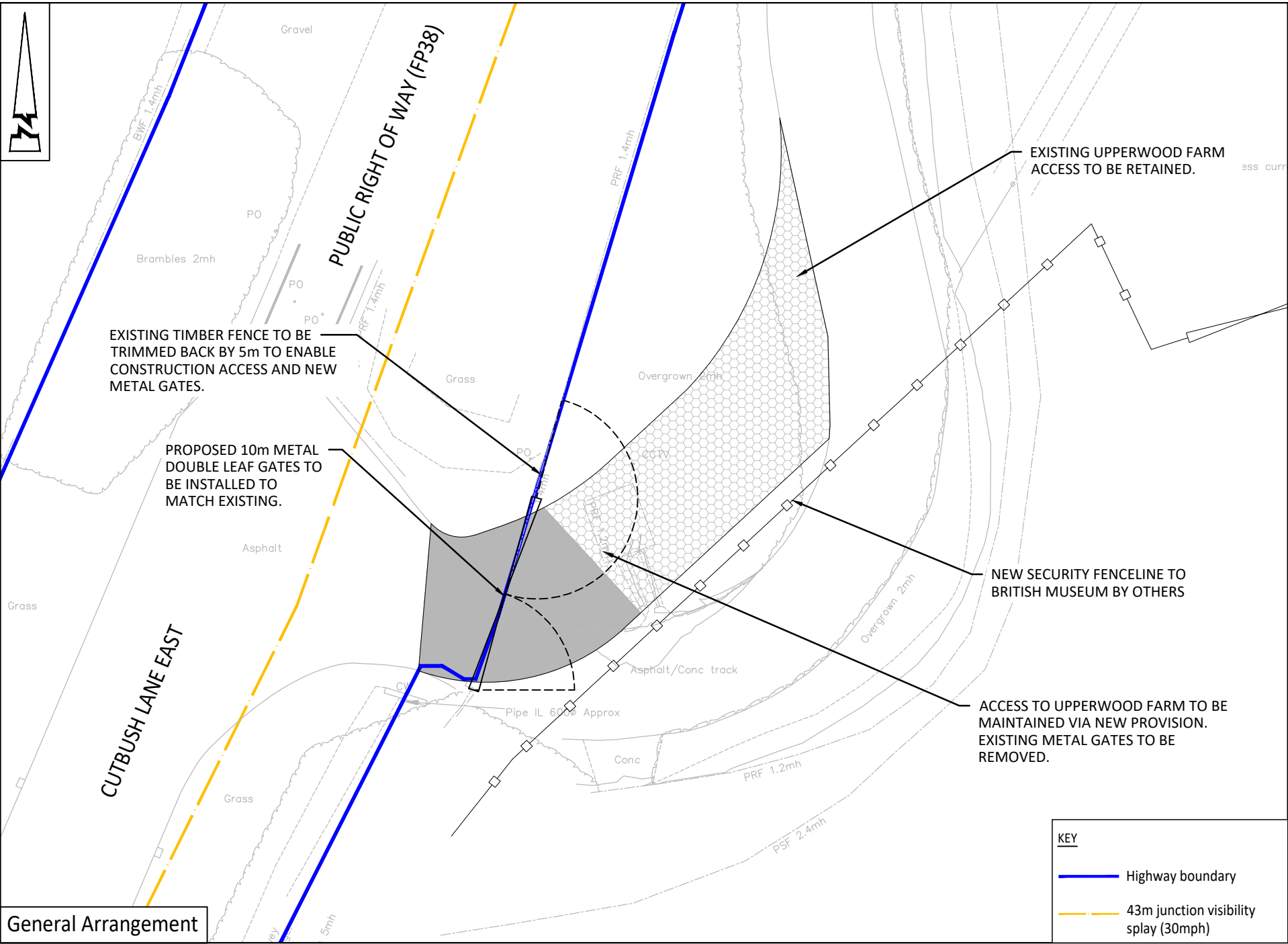
- 3.2. Specifically, construction access is to be achieved by utilising the existing access road to Upperwood Farm from the north-eastern-extent of Cutbush Lane. Notably, the principles of the arrangements for construction access and compound location as set out in the approved Construction Environmental Management Plan remain unchanged.
- 3.3. A Minor Works application for limited construction works at the north-eastern extent of Cutbush Lane was submitted to Wokingham Borough Council in May 2024 for approval. This addressed the works that are required to create an improved interface between the highway boundary at Cutbush Lane and the existing access track which leads to Upperwood Farm. For ease of reference, the Minor Works proposals are identified at Drawing No. HD065-CA-100/C at **Annex A**.
- 3.4. The remainder of the proposed haul road utilises the existing access track for Upperwood Farm as depicted on Drawing No. drawing HD065-004/P1 at **Annex B**. Of note is that the drawing identifies that the surface of the track is to be improved in order to accommodate heavy goods vehicles. Similarly, temporary surfacing to accommodate two separate passing places along the route is also identified. Furthermore, an entrance to the Construction Compound is then proposed from the eastern side of the Upperwood Farm access track, located to the south of the outbuildings at Upperwood Farm.



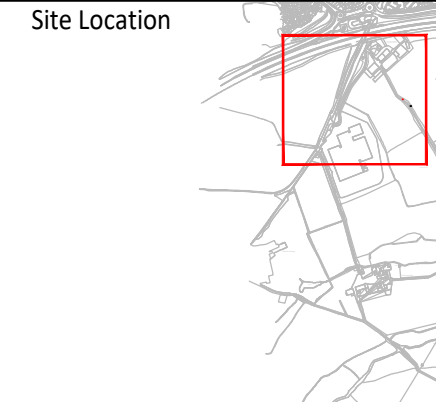
## Annex A

### Minor Works at Cutbush Lane Interface

Drawing No. HD065-CA-100/C



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- GENERAL NOTES:
1. Do not scale.
  2. This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
  3. Any anomaly or contradiction between any of the above is to be reported to the Engineer.

|     |       |                                                                                                                                                       |       |         |
|-----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|
| C   | 05.24 | Extent of full depth carriageway provision amended following discussions with WBC and site clearance extended to cater for proposed BM fence location | SM    | EY      |
| B   | 04.24 | Address to WBC comment                                                                                                                                | JA    | LA      |
| A   | 03.24 | First Issue                                                                                                                                           | JA    | LA      |
| Rev | Date  | Description                                                                                                                                           | Drawn | Checked |

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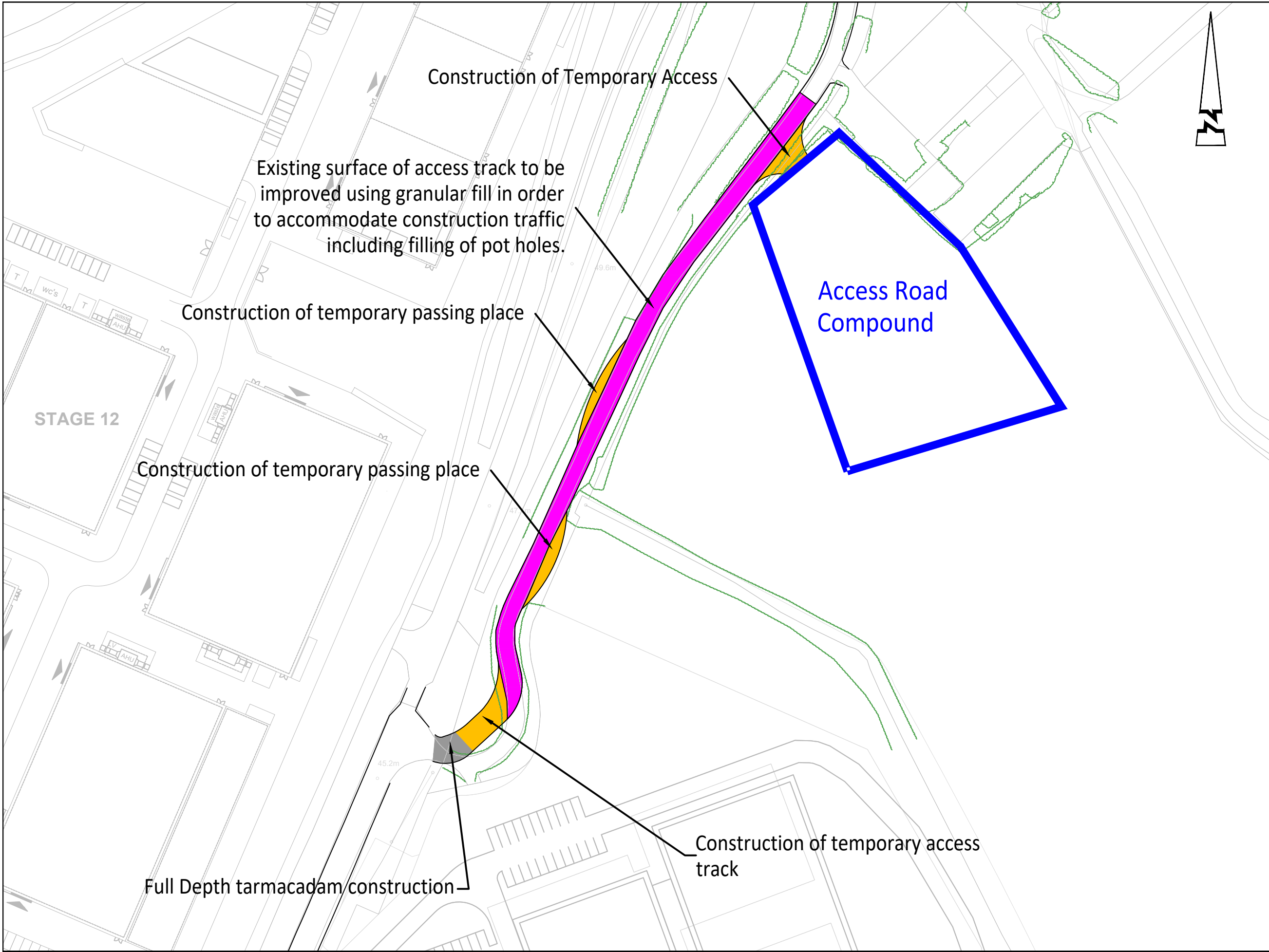
Project  
**THAMES VALLEY SCIENCE PARK PRIMARY INFRASTRUCTURE**

Title  
**CONSTRUCTION ACCESS MINOR WORKS PLAN**

|            |              |          |        |       |    |         |    |
|------------|--------------|----------|--------|-------|----|---------|----|
| Scale      | 1:500 @ A2   | Date     | MAR 24 | Drawn | JA | Checked | LA |
| Drawing No | HD065-CA-100 | Revision |        |       |    |         | C  |



Annex B  
Temporary Haul Road  
Drawing No. HD065-004/P1



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GENERAL NOTES:

- Do not scale.
- Refer to all other Project Drawings and supporting notes.

KEY:

- Boundary of Existing Vegetation
- Temporary Surface
- Upperwood Farm Track
- New tarmac surface

|     |       |             |       |         |
|-----|-------|-------------|-------|---------|
| P1  | 06.24 | For Issue   | AG    | PJ      |
| Rev | Date  | Description | Drawn | Checked |

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Project

THAMES VALLEY  
SCIENCE PARK  
PRIMARY INFRASTRUCTURE

Title

HAUL ROAD FOR  
CONSTRUCTION OF  
NHM ACCESS ROAD

Status

FOR INFORMATION

|             |        |       |         |
|-------------|--------|-------|---------|
| Scale       | Date   | Drawn | Checked |
| 1:1000 @ A3 | JUN 24 | AG    | PJ      |

|            |          |
|------------|----------|
| Drawing No | Revision |
| HD065-004  | P1       |

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