

Condition	Trigger	Application reference	Comments	Responses
03 enabling works	before commencement	242879	28 November : there are no drainage objections. Highways and landscape have both indicated they need more information to comment. The CEMP or detail of the following (which may be covered by the CEMP/AIA/AMS) : i) Size and location of trial holes. ii) Location and type of temporary fencing and hording. iii) Tree protection details are provided in relation to Condition 9 (application 242837) however there are questions over the location of the tree protection fencing in relation to the red line boundary and possible hording. iv) Locations of topsoil storage. v) Levelling and grading details across the site. Additional ecological feedback provided 3 December: I note that the covering letter lists the scope of the enabling works and this includes: iii. Site clearance including tree and vegetation removal; and vi. Topsoil stripping Ecology: Please can further information be supplied regarding the location and timing of these enabling works. In particular, will this include any areas identified by the associated residential developers for translocation? If so, please can detail be provided for the translocation to show how the receptor site will be appropriately managed to aid successful establishment.	The Trial Holes have been completed for WG1, WG2, Easthampstead Road and Heathlands Road. Trial Holes on Peacock Lane still to be completed The locations of these area found in the sketches in attached zip file 1 - WMHP-BB-SRWG1-SW-PROC-0005 - SRWG1 TRIAL HOLES 2 - WMHP-BB-WG2-SW-PROC-0006 - WG2 TRIAL HOLES 3 - WMHP-BB-PL-SW-PROC-0007 - PEACOCK LANE TRIAL HOLES Please refer to SRWG1 CEMP - WMHP-BB-SRWG1-PLN-PM-0001 This includes all details of the location of perimeter security fencing, tree protection fencing and types and style sof the fencing in the key including locations of the site entrance points 1 - Appendix F: Site Plans - WHMP-BB-SRWG1-WPP-PM-0124 to 129 Please refer to SRWG1 CEMP - WMHP-BB-SRWG1-PLN-PM-0001 This includes all details of the location of perimeter security fencing, tree protection fencing and types and style sof the fencing in the key including locations of the site entrance points 1 - Appendix F: Site Plans - WHMP-BB-SRWG1-WPP-PM-0124 to 129 2 - Appendix J: Arboricultural Method Statement - WHMP-TG-SRWG1-DR-LS-3041 to 3044 Topsoil for the Enabling Works and the Main Works are to be stored within the areas shown on following sketches, Please refer in attached zip file for 1 - WMHP-BB-SRWG1-SK-PM-0284 - Topsoil Storage Earthworks design for the contract shown on the main contract drawings Please refer to 1 - 600 series Earthworks 2 - 100 Series Sections and Long Sections Please refer to SRWG1 CEMP - WMHP-BB-SRWG1-PLN-PM-0001 This includes details of all trees and vegetation to be removed for the scheme 1 - Appendix J: Arboricultural Method Statement - WHMP-TG-SRWG1-DR-LS-3041 to 3044 Please refer to SRWG1 CEMP - WMHP-BB-SRWG1-PLN-PM-0001 - This includes the alignment and footprint of Haul Routes and Working Platforms to be topsoil stripped and created during Enabling Works 1 - Appendix F: Site Plans - WHMP-BB-SRWG1-WPP-PM-0124 to 129 Please refer to SRWG1 CEMP - WMHP-BB-SRWG1-PLN-PM-0001 1 - Appendix F: Site Plans - WHMP-BB-SRWG1-WPP-PM-0124 to 129 2 - Appendix J: Arboricultural Method Statement - WHMP-TG-SRWG1-DR-LS-3041 to 3044 Enabling Works commences 1 - Trial Holes at WG1 / WG2 - October / November 2024 2 - Tree and Vegetation Removal in Jan 2025 3 - Trial Holes at Easthampstead Road / Heathlands Road - Jan 2025 4 - Construction of Haul Roads and Working Platforms - Jan to Apr 2025 5 - Trial Holes at Peacock Lane - Mar 2025 Translocation - Page 14 and the Table on pages 25 - 31 state that: <i>Should any reptiles or amphibians be found, the supervising ecologist would advise on what action is required including translocation of animals to appropriate receptor sites. Where required by Natural England any translocation can only occur under appropriate licenses.</i> <i>Should any large or sensitive invertebrate species be found, the supervising ecologist would advise on what action is required including translocation of animals to appropriate receptor sites. Where required by Natural England any translocation can only occur under appropriate licenses.</i> In addition, the wording of the condition does not explicitly require this level of detail. As stated in the CEMP, any translocation would be carried out under the relevant licensing, which is governed by Natural England. Therefore, translocation would occur under the appropriate licensing.
04 phasing	before commencement	242879	28 November: no drainage or landscape objections. Highways have indicated they will need to see the CEMP to comment fully but their initial observations are: i) There appears to be no haul road to the east of Easthampstead Road. ii) There are some labels missing from the plans to state what is happening iii) They expect a more detailed programme to be submitted rather Additional ecological feedback provided 3 December. Ecology: Drawing WMHP-BB-SRWG1-SK-PM-0010 P02 includes a box titled 'Ecological Works' which is otherwise blank. Please can further information be provided on the relevant phasing and detail of ecological works. Should there be reference to a CEMP here?	The Haul Road to the east joins into the main road alignment and drive on the capping layer to Waterloo Road The Blank Labels was the Ecological Mitigations that was unknown at the time of the report. This has now been included following the issuing of the mitigation report from WSP and included on the phasing drawing in Appendix E. SRWG1 CL31 Programme and Construction Phase Plans and Full Ecological Mitigation Strategy report added into Appendix H - Ecology Plans and Reports WBC requested to provide a high level overview Programme only The Blank Labels was the Ecological Mitigations that was unknown at the time of the report. This has now been included following the issuing of the mitigation report from WSP and included on the phasing drawing in Appendix E. SRWG1 CL31 Programme and Construction Phase Plans and Full Ecological Mitigation Strategy report added into Appendix H - Ecology Plans and Reports
24 CEMP	Before commencement	242535	Landscape: there are a few anomalies between the Enabling Works drawings and the Tree Protection Plans (TPP) submitted as part of application 242837 and the drawings in the CEMP will need to be amended. The issues I have found are detailed below: 1. Hedge H133 and trees T84 & T88 are fully protected by tree protection fencing in the Arboricultural drawings. As shown in the first extract below. However on the Enabling works drawing H133 is shown to be removed and T84 & T88 are not full protected on the northern and eastern side (for T88). 2. Tree T24 is shown to be protected on the TPP, however no fencing is shown on the Enabling Works Plan. See extracts below. 3. Tree protection for group G123 is in the wrong location on the Enabling Works drawing and should encompass the whole area of vegetation as shown on the TPP. See extracts below: 4. T63 is now shown to be retained on the TPP as the actual location has been amended. The Enabling Works drawing show that this tree is to be removed, however if the tree can be retained, it should be. Case Officer: The reference to the working hours condition at paragraph 3.2 should be to condition 25 rather than condition 19. Also, it needs to be clarified that it is the LPA rather than (or as well as) Balfour Beatty's client that the working hours need to be agreed with. (All parties need to have a clear understanding the separate roles of the council as applicant/client and LPA). With regard to construction routeing, early deliveries need to avoid Wokingham Town Centre (Peach Street, Rose Street and Broad Street).	Drawings Updated in Appendix F : Site Plans - Revised SWDR Temporary Fencing - Sheet 5 of 6 Fencing now shown as fully around the H133 hedge and trees T84 / T88 Drawings Updated in Appendix F : Site Plans - Revised SWDR Temporary Fencing - Sheet 2 of 6 Fencing now shown as fully T24 tree Drawings Updated in Appendix F : Site Plans - Revised SWDR Temporary Fencing - Sheet 3 of 6 Fencing now shown around the Tree Group G123 Drawings Updated in Appendix F : Site Plans - Revised SWDR Temporary Fencing - Sheet 4 of 6 Fencing now shown around the Tree T63 with comment that to be retained if possible, although this will likley be removed as interferes with safe lifting operations and excavation of the Thames Water Culvet Road Crossing (5m wide and 4m deep) Paragraph in Section 3.2 Working Hours (Page 13), has been amended to say Condition 25 and reference LPA approvals required for out of hour working Paragraph in Section 4.14 Traffic and Transport - Deliveries (Page 51) added statement to Section 1 point 3 - Some early deliveries are required from Finchampstead Road via the A329(M), London Rd, Peach St, Broad St, Station Rd, Wellington Rd and Finchampstead Rd, avoiding travelling along Denmark Street and through main town centre, until the temp river crossing in installed across the Emm Brooke and deliveries can continue from William Heelas Way.