

Date: 4 October 2024
Application: 242496



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242496

Applicant: .

Site Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX

Parish:

Grid Reference: Easting - 478331, Northing - 165995

Type of Development: Major All other developments

Proposal: Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22. Condition 11 relates to crossing across Barkham Ride; 12 to construction of access; 13 to construction traffic management plan; 14 to construction environmental management plan; 17 to closed circuit television; 19 to external lighting details; 20 to drainage strategy; 21 to underground infrastructure.

Case Officer: Connie Davis

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 242496. 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:	242496
Address:	Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22. Condition 11 relates to crossing across Barkham Ride; 12 to construction of access; 13 to construction traffic management plan; 14 to construction environmental management plan; 17 to closed circuit television; 19 to external lighting details; 20 to drainage strategy; 21 to underground infrastructure.		
Type of Development:	Major All other developments		
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 11 relates to crossing across Barkham Ride

1. Discussions have been held on this matter and highways are content that this crossing would be a Toucan Crossing.
2. This is being reviewed by the Borough's signal team and once the design has been approved, then and only then will this condition be recommended for discharge.

Condition 12 to construction of access

Comments in red concern addition information submitted to highways on 11th Dec 2024

1. An application will need to be made to the Borough's highways agreement team for the appropriate agreement for delivery of this access.
2. Once technical acceptance has been submitted, then and only then can this condition be recommended for discharge.
3. Highways agreement application has been submitted for the southern access only which is required to enable construction to start.

4. This has been reviewed by the highway's agreement team which is satisfied in principle with the design subject to minor amendments which can be controlled through the highways agreement process which is welcome.
5. Details of the north access would need to be submitted and agreed by the highways agreement team before any construction can commence on the northern parcel.
6. Highways is therefore content to recommend partial discharge for the access to southern development. Please include drawing BFSF-EQNS-XX-Dr-0042 Rev P01.

Condition 13 to construction traffic management plan

Comments in red concern additional information submitted to highways on 11th Dec 2024.

1. A Construction Traffic Management Plan (Doc Ref BFSF-WSPC-ZZ-RP-Z-0002) has been submitted in support of this discharge of conditions application which is welcome.
2. It is welcome that this document will be monitored and if there are any major changes to the document it will be submitted to WBC for approval.
3. An initial construction programme has been submitted which is welcome.
4. All parking will be on site which is welcome.
5. The proposed construction operating hours are acceptable and there will be no construction work on Saturday afternoons, Sundays and bank holidays unless agreed by WBC in advance of the work.
6. A compound plan has been submitted which is welcome.
7. It is welcome that wheel washing will be in operation and that the highways will be monitored and if required, street sweeping will be employed.
8. It is understood that work on the highway will be required to provide connection to the electricity network. Appropriate highways licences would need to be in place prior to the work on the highway commencing. This has been noted which is welcome.
9. Highways would recommend that wherever possible deliveries would be managed and be outside the peak hours of 08:00 to 09:00 and 17:00 to 18:00. This has been agreed which is welcome.
10. The proposed routings are acceptable. Please note that there is a width restriction on Barkham Street and HGV's would need to avoid using Barkham Street. This has been included which is welcome.
11. Signage to the site would be welcome.
12. It is proposed that there would be 2 abnormal loads to the site. The routing used would need to be agreed with the police and the appropriate highway authorities in advance. This has been accepted.
13. It is welcome that all vehicles accessing and egressing the site will be management by banksmen.
14. It is welcome that all temporary traffic management measures would need to be agreed with WBC. Please ensure that ample time is given for these submissions to the Borough for agreement. This has been noted which is welcome.
15. Swept paths of the largest vehicle access the sites has been submitted. Highways would need to see all movements for each access. An acceptable explanation has been provided, no further comments.

16. It is welcome that a pre and post condition survey of the highway will be carried out with WBC highway officers and any mitigation of the construction effects will be agreed which is welcome.
17. Any impacts on the PROW during the construction will be submitted as part of the discharge application of condition 10.
18. A Green Travel Plan has been submitted and is acceptable.
19. If satisfactory responses to the above comments (comments 9, 10, 12, 14 and 15) are submitted and approved, highways would then be able to recommend discharge of this condition.

Highways is now content with this document and recommends discharge of this condition.

Condition 14 to construction environmental management plan

1. A Construction Environmental Management Plan (CeMP) (Document reference (BFSF-WSPC-ZZ-RP-Z-0001) has been submitted in support of this discharge of conditions application which is welcome.
2. The comments on the Construction Traffic Management Plan are relevant for this document.
3. **Highways is now content with this document and recommends discharge of this condition.**

Conditions & Reasons (if required)

Date:	12th Dec 2024	Signed:	Gordon Adam
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