

Date: 22 April 2025
Application: 250947



**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: 250947

Applicant: Outland

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish: Invalid code

Grid Reference: Easting - 478413, Northing - 180832

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.

Case Officer: Kieran Neumann

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 250947. 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:	250947
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.		
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 and 7 for Planning Application Reference 240847 for the staff village. This memo responds on the submissions related to highway grounds.

Condition 3 – Visibility Splays

The proposed visibility splays are identical to that of the approved drawing ref. LD-SE-PA1-001 (Issue 01), demonstrating visibility splays of 2.4m x 43m can be achieved across land within the applicant's control or highway land.

However, the access design is differed from the approved drawing ref. LD-SE-PA1-001 (Issue 01). The applicant proposes to widen the access from 3m to 5.5m and the proposed access gate is removed, which would likely require to vary condition 2 for the proposed 5.5m wide access prior to discharging this condition.

Meanwhile, the recommended maximum width by the Traffic Management team is 3.6m. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Condition 4 – Construction Method Statement

A CMS (including the delivery vehicle routes and site establishment plan) has been submitted, which is welcomed. The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays.

Deliveries are proposed to be within working hours and to be booked in to avoid peak times.

Construction vehicles for staff village are proposed to be accessed and egressed on Kentons Lane (Gate 10) via the A321, due to the topography constraints. Despite the proposed route will pass-through the High Street and residential area of Wargrave, due to the low anticipated construction traffic, the proposed route can be acceptable for this instance.

Construction traffic is advised to avoid school pick-up and drop-off time of the Piggott C of E School, whenever possible.

The applicant suggests that 150 no. parking spaces will be provided on-site. This will likely be sufficient for both the contractors and visitors.

Hoarding, site fencing details, wheel washing, holding area, dust and dirt control measures, and waste/recycling arrangements are proposed.

While the proposed site access points, contractor parking and site fencing have been included in the indicative drawings of the traffic management plans and site establishment plan, the applicant is expected to provide those details on clear and scaled plan(s).

The applicant is required to indicate the positions of the proposed gates on a scaled plan, ensuring the site gates are being set back for the length of the largest vehicles to accommodate sufficient waiting area within the red line. The plan might also include further details such as the loading and unloading, material storage and turning, and wheel washing areas.

Conditions & Reasons (if required)			
Date:	25/4/2025	Signed:	JP