

Burghfield

OBSERVATIONS OF TOWN/PARISH COUNCIL

PARISH/ APPLICATION NO.	LOCATION AND APPLICANT	PROPOSAL
Wokefield Parish Council West Point Reading Road Burghfield Common Reading RG7 3QA	Atomic Weapons Establishment Burghfield Reading Berkshire RG30 3RP MOD	New conventional manufacturing rationalisation facility, plus associated landscaping including sustainable drainage features. Disabled car parking, plus 20 cycle parking spaces, plus associated construction related infrastructure.

08/00954/COMIND

Date of despatch by WBC: **27th May 2008**

Comments to be returned by **17th June 2008**

WEST BERKSHIRE DISTRICT
COUNCIL

03 JUL 2008

PLANNING AND TRADING
STANDARDS



CONCERNS
~~NO OBJECTIONS~~

SUPPORT **OBJECT**

REASONS:

RIGHT TO SPEAK AT COMMITTEE MEETINGS:

- This Council does not wish to speak on this application
- This Council will wish to speak on this application if the officers recommendation is contrary to our observations.
- This Council will wish to speak on this application because of its importance locally.

Date of Parish/Town Meeting: 26 June 2008 Signed: _____

If you wish to discuss the application please contact: The Customer Call Centre on 01635 519111 quoting the planning application number. However, due to the volume of letters received on applications it may not be possible to enter into correspondence with yourselves. Notwithstanding, any comments you make will be considered and form part of any report on the application

*lost Office
include images*

Appendix 1

Burghfield Parish Council

Planning Application Reference No. 08/00954

AWE new conventional manufacturing rationalisation facility plus landscaping and drainage features.

The Parish Council submits the following comments

Damage to Access roads

The access roads, to the site, such as Amners Farm Road, are currently in a poor state of repair due to poor ongoing maintenance by the West Berkshire highways department, subsequent to the flooding in July 2007. Current everyday vehicular traffic along the roads is already at risk of damage due to the poor state of repair.

With this application' transport statement, there are planned to be 36 vehicle movements per day along the access roads, possibly reducing to 24 over an indeterminate period of time. These vehicles, when fully laden, will weigh, somewhere of the order of 36 tonnes, causing a significant increase in the wear and tear on the road surfaces.

The West Berkshire highways department are requested to clearly articulate, and communicate, their intention in respect of repairing these road surfaces, pre, during and post development of the site. Failing to repair prior to the commencement of the development will increase the probability of a more rapid deterioration of the road surfaces, thus penalising the developer and the everyday road user. The access roads need to be raised to an acceptable level of repair prior to construction so that construction traffic damage may be appropriately assessed and penalised where necessary.

There is a significant risk of spoil being lost from the vehicles onto the road surface. In addition to an on-site vehicle wash, regular and meaningful inspections of the road surface should be made throughout the construction phase of the project, and appropriate punitive actions taken when regulations are breached. These roads do get extremely wet, year round, and spoil on the roads would cause an exponential increase to the risk of skidding.

These 32 vehicular movements are also seen to be accessing from the M4 Junction 12 via the Burghfield Road. West Berkshire highways authority are requested to provide sound engineering proof of the structural integrity of both the railway and canal bridges along the Burghfield Road. This should also extend to the culverts along the route of the vehicular movements.

Traffic Lights

The applicant advises Burghfield Parish Council that West Berkshire has proposed installing traffic lights to provision one way traffic over the railway bridge due to the abnormal width of the vehicles being used. It is requested that synchronisation of the

proposed lights with those already in place at Burghfield Bridge be installed so as to minimise any impact on normal traffic movements.

Flooding

The Amners Farm Road is continually at risk from flooding, the most recent being in last year. In July 2007 the roads flooded to a depth of more than 30 inches, and the water did not drain for a number of days.

Whereas the proposed site itself may not be at risk of flooding, there is a significant amount of rain water that will be diverted and run-off from the proposed roof area of the construction. The method of storing and eventual draining of this run-off water does not seem to have been adequately considered in the Flood proposals.

Given the flooding occurrences in recent and very memorable years, West Berkshire unitary authority are asked to give assurances that prior to approving the application that a more thorough flooding survey be conducted and submitted as part of the proposal.

SJ/BPC/01072008