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# MEMORANDUM

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**To:** Clive Inwards  
Principal Planning Officer  
**Our Ref:** 08/00954/COMIND  
**From:** Paul Goddard  
Highways Development Control  
**Your Ref:** 08/00954/COMIND  
Team Leader  
**Extn:** 2207  
**Date:** June 20<sup>th</sup> 2008

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**Land at AWE Burghfield**  
**Application 08/00954/COMIND**  
**Proposed 9,675 sqm of manufacturing building**

The application site will utilise the existing access the serves the complex onto Burghfield Road.

The proposal is titled “Conventional Manufacturing Rationalisation”

The proposed building is located within the northern part of the site near Pingewood Road.

I understand that the staff already work within the site at other buildings that will be demolished.

I have no comments regarding the site layout

Traffic generation and car parking levels for this scheme would have been included within the Transport Assessment and Travel Plan that accompanied planning application 06/02326/COMIND. It is anticipated that the staff generate 332 vehicle movements (166 arriving, 166 departing) per day.

The staff will be subject to the ongoing Travel Plan

Most of the construction traffic including HGV’s will access the site via the nearby Pingewood Gate and pass along Burnthouse Lane to reach Burghfield Road. It is expected that the project will generate an average 260 vehicle movements (130 arriving, 130 departing) per day including 16 HGV’s (8 arriving, 8 leaving).

Burnthouse Lane is narrow along some stretches for HGV’s and therefore it is proposed to provide passing places. Sight lines are also substandard at the Amners Farm Road / Burnthouse Lane junction and therefore it is proposed to change the priority at this junction. It has been agreed that these works will be completed under a highway license with an appropriate supervision fee

A temporary car park is being provided for construction staff near the building.

The scheme should comply with the Supplementary Planning Guidance titled *Delivering Investment from Sustainable Development Topic Paper 2 - Transport September 2004*.

Referring to table B, the additional 9 650 sqm of what is assumed to be B2 at £40 per sqm would require £ 386,000. However as the proposed building replaces other buildings that are to be demolished, a contribution may not be sought. However to determine this issue further, I require details on the size and location of these buildings.

**Paul Goddard**  
**Highways Development Control Team Leader**