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Sent: 17 June 2008 16:11
To: Planapps
Subject: Consultation Response re AWE Burghfield

Please find attached comments from Wokingham Borough Council.

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WOKINGHAM BOROUGH COUNCIL

My Ref: CON/2008/1149

Date: 17 June 2008

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Dear Sir/Madam

Application No: 08/00954/COMIND

Site address: Atomic Weapons Establishment, Burghfield, Reading, Berkshire

Proposal: Consultation from West Berkshire Council for a new conventional manufacturing rationalisation facility plus associated landscaping and car and cycle parking facilities.

Further to your consultation regarding the above please find the following comments.

The Council's Development Control Highways Officer has provided the following comments:

Highway Safety & Road Design

The access arrangements are unlikely to have a significant affect on roads within Wokingham BC area.

Traffic Impact

There is no proposed increase in activity as staff from the existing facilities will transfer to the new facilities once complete. I understand however that there is some suggestion that the existing facilities are not to be demolished, and it is important that these are not brought into a different use in the future. A condition should be included to ensure this and no allowance has been made for an intensification of traffic generation to/from the site as a whole

There is mention in the documents to the design making provision for possible future expansion. The traffic impact of any such expansion would need to be considered when those proposals come forward, and it should be emphasised that any consent granted now does not necessarily indicate that such future expansion would be acceptable in traffic terms

The main impact from the development would be from construction traffic. I understand that development is likely to take some 2 years to complete and various traffic management proposals were discussed at a pre-application meeting which I attended at WSP's offices in Newbury recently.

From this it would appear that all heavy deliveries would be via routes that do not impact on Wokingham BC, and any consent should secure the necessary lorry routing agreement along these lines

There is likely to be some increase in private cars. And light vans associated with the workforce carrying out the development and some of these may use roads within Wokingham BC. From the information provided this does not present a significant concern, but it would be useful for Wokingham BC to be involved in any traffic management meetings which are held to monitor and control construction traffic which may cross our boundary

Car Parking, Sustainability, Drainage

No comments

Recommended Conditions

Redundant building not to be brought back into use without consent of LPA

Lorry routing agreement for construction traffic

Informative – No consent given for future expansion of the site

The Council's Planning Policy Team have commented that if there is to be no reduction in the existing floorspace the proposed increase in employment floorspace would be contrary to Policies DP1 and E1 of the Berkshire Structure Plan.

Yours faithfully

Laura Callan
Senior Planning Officer
Development Management
Policy and Partnerships