

THE PLANNING ACT 2008

**M4 (JUNCTIONS 3 TO 12) (SMART MOTORWAY) DEVELOPMENT
CONSENT ORDER APPLICATION**

TR010019

**Response to Written Representation - Wokingham
Borough Council**

Appendix A - Meeting Minutes

Deadline VIII - 29 February 2016

M4 Junctions 3 to 12 Smart Motorway

Meeting Minutes – Persimmon Homes re Hatch Farm Development

Coombe House, Coombe Square, Thatcham,
10:30, Wednesday 24th February 2016

Document Reference: 514451-MUH-00-ZZ-MI-CO-400167

Attendees:

Persimmon Homes (PH): Stewart Andrews(SM), Stuart Michael Associates

Highways England (HE): Lynne Stinson (LS), Brian Weavin (BW)

Apologies: None

Distribution: Attendees, Chris Tooth (CT) and M4 Management team

Ref	Issue	Owner	Action By
1.0	Introductions and Background		
	SA welcomed LS and BW who briefed SA on their roles relating to the scheme.		
1.1	SA tabled a layout of the proposed development at Hatch Farm and explained that from the information provided Persimmon Homes and Bovis Homes did not believe there were conflicts between the development and the proposed M4 J3-12 Smart Motorway works. However SA wanted to be sure that where HE are seeking powers for their works in the King Street Lane area this would not impact upon the development of the new road junction for the Hatch Farm development.		
2.0	King Street Lane junction work programme		
	LS explained that most of the work for the M4 J3-12 Smart Motorway lay within the existing highways boundary and enquired what the timescales are for the construction of the development and the new junction works to King Street Lane.		
2.1	SM advised that there is a 4 year construction plan to complete the residential development and that the application for reserved matters was currently being considered by Wokingham Borough Council. The King		

	Street Lane junction works require the demolition of No 44 King Street Lane and the adjustment of the boundary with No 42 King Street Lane, both properties are owned by the developers. Subject to the approval of the reserved matters, construction of the road and the signalised cross road with King Street Lane is scheduled to take place between June and September 2016.		
2.2	LS advised that the timing of the DCO for the proposed M4 J3-12 Smart Motorway mean that work would not be able to start until towards the end of this year. The construction works are planned to start at Junction 12 and the contractor is currently undertaking the detailed planning of the verge works which are likely to be scheduled to take place between January 2017 and November 2017. Consequently the development junction works will be completed prior to adjacent construction work on the smart motorway.		
2.3	BW advised that the ground investigation surveys would be taking place imminently and it was possible due to the gantry and emergency refuge area locations that this may involve earlier activity and require access to the area.		
3.0	Low noise surfacing		
	SM enquired whether he proposed M4 J3-12 Smart Motorway the works would include surfacing of the motorway with low noise surfacing.		
3.1	LS confirmed that the scheme included low noise surfacing across all lanes and that the environmental noise modelling prediction was for a general reduction in the noise levels as a result of the scheme. BW tabled copies of four A3 plans, the key plans Drawing 2 and Drawing 3, together with Sheet 5 of 15 of the enhanced noise mitigation details and Sheet 5 of 15 illustrating the forecast modelled change in road traffic noise levels (Do Something 2022 minus Do Minimum 2022)		
3.2	SA enquired where this information could be obtained and LS provided a copy of the Deadline VII Enhanced Noise Mitigation Study (Document No: 514451-MUH-00-ZZRP-EN-400158) and a copy of the tabled four noise mitigation plans. LS advised that all of the information relating to the scheme was available on the Planning		

	<p>Inspectors website, and would provide the link to the Enhanced Noise Mitigation Study. LS also offered to provide links to any other documents required.</p> <p><i>Post Meeting Note – link provided to SA on 25.2.2016</i></p>	HE	LS
4.0	Ongoing Liaison		
	<p>LS advised that the HE contractor is in the process of appointing the public liaison team who will be responsible for consulting and informing the affected individuals and communities of the works in their area. LS proposed that once the reserved matters have been approved for the Persimmon Homes' development a meeting is arranged to introduce the contractor to the Persimmon Homes staff.</p>		
	<p>SA welcomed the suggestion and undertook to provide LS with the contact details for the Persimmon Site Manager so that the introductions and mutual briefings on the activities could be made.</p>	PH	SA
	<p>SA advised that, should this be helpful to HE, there was an opportunity for short term access through the development site to undertake surveys. LS thanked SA and undertook to advise the contactor</p>	HE	LS
	Meeting end		