

Our Ref: 24002549 - EP – OCU Church Lane Compound, Shinfield - Planning
Your Ref: 250435



04 November 2025

Wokingham Borough Council Planning Department
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Brockeridge Park,
Unit 4 Bredon Court
Brockeridge Road
Twynning
Tewkesbury
GL20 6FF

M 01684362806
E poppy.summers@dalcourmaclaren.com

Dear Sir/Madam,

OCU Utility Services Limited – Full application for the proposed 5-year extension of the temporary use of the land for works compound to support provision of essential utility and infrastructure across the region

Application to Discharge Condition 5 of Planning Permission 250435

I write on behalf of OCU to submit details relating to planning condition 5 (Protection of Trees) attached to the permission reference 250435 in relation to the proposed 5-year extension of the temporary use of the land for works compound to support provision of essential utility and infrastructure across the region at Land North of Church Lane, Church Lane, Three Mile Cross.

Condition 5 states the following:

Protection of Trees - Within 3 months of the date of this permission an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 shall be submitted to and approved in writing by the local planning authority. The operations shall then take place in complete accordance with the details as so approved.

Reason: To secure the protection throughout the time that the development is being carried out of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Please see the attached documents to support the discharge of this condition:

- Church Lane - AIA - V2 - NAC – 20251031 (Nicholsons, October 2025)
- Church Lane - AMD - V1 – 20251029 (Nicholsons, October 2025)
- Dalcour Maclaren-NAC -5229.100-TCP-V1-20251020 (Nicholsons, October 2025)
- Dalcour Maclaren-NAC-5229.101.AIP-V1-20251020 (Nicholsons, October 2025)
- Dalcour Maclaren-NAC-5229.102-DTPP-V1-20251020 (Nicholsons, October 2025)
- Dalcour Maclaren-NAC-5229.103-TTP-V1-20251021 (Nicholsons, October 2025)

In accordance with the requirements of the planning condition and BS5837:2012, we have submitted a comprehensive suite of Arboricultural documents to the local planning authority within the specified three-month timeframe. These documents provide details for the retention and protection of trees, shrubs, and hedges on or adjacent to the site.

These documents collectively outline the measures to be implemented on Site to ensure the protection of trees of amenity value. These methods will consist of the retention of Tree Protection Fencing and temporary ground measures including vertical mulching and Cellweb.

The Tree Protection Plan and Method Statement detail the location and specification of protective fencing, ground protection measures, and construction methodologies to avoid root damage. All operations on site will be carried out in full accordance with the approved details.

This submission satisfies the requirements of Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

This application has been submitted via the Planning Portal with the above listed documentation to support.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Poppy Summers
Dalcour Maclaren
For and on behalf of OCU

