

P24-2971

23rd September 2025

Wokingham Borough Council
Development Management Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Pegasus Group have been instructed to submit the above discharge of condition application on behalf our client, Indument, to comply with condition 4 of the approved planning permission ref 242136.

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Planning History

Planning permission for 'Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscape' was granted conditionally by the local planning authority on 4th March 2024 (LPA ref 240575).

Following this a further 'Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.' was granted conditionally by the local planning authority on 6th January 2025 (LPA ref 242136).

A number of discharge of condition applications have subsequently been submitted to the Council to enable works to commence on site. Of relevance to this current submission is the Discharge of Condition application reference 251954, determined by the local planning authority

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on 17th September 2025. This discharge of condition application approved a hard and soft landscape scheme for the development.

The Proposal

This current submission seeks to submit an amended hard and soft landscaping scheme to re-discharge condition 4 of the approved planning permission 242136.

Condition 4 states:

Prior to any above ground construction works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

This amended submission of the hard and soft landscape proposals is submitted following a recent survey of the site by the appointed Arboriculturist. During the survey it was noted that the root system of the retained Ash Tree adjacent to the access point would prevent the use of the Geoweb system in the formation of the car parking spaces. The use of Geoweb is a critical element of the drainage strategy for the development and consequently the Arboriculturist has recommended that the tree is removed.

The previously approved landscape plans have therefore been amended and are submitted for approval at this time. Suitable replacement planting has been provided to compensate for the loss of the tree.

Details Submitted:

- Htc Architects Site Layout GA Plan 3286 – T.400 Rev L
- Blade Detailed Soft Landscape Proposals – 1631-L-D-PL-200 Rev V

This application has been submitted via the Planning Portal, with arrangements for the appropriate fee to be paid. I trust that the submitted information is satisfactory to discharge the relevant condition, however, should you require further information or documentation, please do not hesitate to contact me.



Yours Sincerely



Louise Winson

Principal Planner

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