

Mobile: 07825 420634
Email: emy.circuit@wokingham.gov.uk
Date: 09 September 2024
My ref: EXC/203535
File ref: Z:\Development Delivery\South Wokingham\SWDR\203535 Western Gateway\Conditions\00 tracking and discharge\Decision letter conditions of planning permission 203535 2024_09_09.docx



**WOKINGHAM
BOROUGH COUNCIL**

Ben Borthwick
Lanpro
8 Devonshire Square
London
EC2M 4YJ

By email only ben.borthwick@lanproservices.co.uk

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Dear Ben,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND AT THE JUNCTION OF FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE

PLANNING PERMISSION 203535 (WORKS AT THE JUNCTION OF THE A321 FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE)

CONDITIONS REFERENCES 213311, 241894 & 241966

Thank you for the revised details pursuant to conditions 3 (detailed design), 5 (lighting); 6 (drainage), 7 (acoustic fencing), 8 (landscaping), 9 (removal of trees), 11 (LEMP) and 13 (Toucan Crossing) of planning permission 203535. These have been updated to reflect de minimus changes to the layout of the scheme.

- Acceptable details have been submitted in relation to conditions 3 (detailed design); 5 (lighting); 6 (drainage); 7 (acoustic fencing); 8 (landscaping) 9 (removal of trees and 11 (LEMP). Work should be carried out in accordance with the approved details;
- The details to comply with condition 4 (CEMP) are acceptable for the enabling works set out in the schedule but no further works may take place until an updated CEMP covering the remainder of the construction has been submitted and approved.
- The details to comply with condition 13 (Toucan crossing) are acceptable subject to submission and approval of revised details to address two minor outstanding design issues (together with confirmation regarding any associated departure from standards) before commencement; and

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,

Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: schedule of conditions

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 3	WMHP-TG-WG2-DR-HI-0101-P09 Roundabout Enhancement Alignment Plan WMHP-TG-WG2-DR-HI-0105 P09 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 1 of 6 WMHP-TG-WG2-DR-HI-0106 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 2 of 6 WMHP-TG-WG2-DR-HI-0107 P09 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 3 of 6 WMHP-TG-WG2-DR-HI-0108 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 4 of 6 WMHP-TG-WG2-DR-HI-0109 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 5 of 6 WMHP-TG-WG2-DR-HI-0110 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 6 of 6 WMHP-TG-WG2-DR-HI-0111 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 1 of 5 WMHP-TG-WG2-DR-HI-0112 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 2 of 5 WMHP-TG-WG2-DR-HI-0113 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 3 of 5	25/07/2024	241894	Before commencement	Detailed design: these details supersede those previously approved under application 213045 and are acceptable subject to monitoring of traffic queuing at the controlled crossing on the northern arm blocking the roundabout and consideration of a box junction if necessary. In addition, Highways DM advise that, at the S278 stage the construction of the shared footway/cycleway will need to be in accordance with the WBC design standards WDS_HD_01/A	09/09/2024

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-0114 P08 Roundabout Enhancement Swept Paths Standard Bus Sheet 4 of 5 WMHP-TG-WG2-DR-HI-0115 P07 Roundabout Enhancement Swept Paths Refuse Vehicle Sheet 5 of 5 WMHP-TG-WG2-DR-HI-0121 P08 Roundabout Enhancement Cross Sections WMHP-TG-WG2-DR-HI-0131 P04 Roundabout Enhancement Alignment Isopachyte Plan WMHP-TG-WG2-DR-HI-0152-P06 Roundabout Enhancement Alignment Scheme Layout WMHP-TG-WG2-DR-HI-0301 P09 Roundabout Enhancement Fencing Plan WMHP-TG-WG2-DR-HI-0701-P08 Roundabout Enhancement Pavement Plan WMHP-TG-WG2-DR-HI-0702-P09 Roundabout Enhancement Pavement PSV Plan WMHP-TG-WG2-DR-HI-1101-P10 Roundabout Enhancement Kerbs, Footways and Paved Areas Plan WMHP-TG-WG2-DR-HI-1201-P13 Roundabout Enhancement Traffic Signs Plan WMHP-TG-WG2-DR-HI-1211-P06 Roundabout Enhancement Traffic Signs Details WMHP-TG-WG2-DR-HI-1221-P09 Roundabout Enhancement Road Markings Plan WMHP-TG-WG2-DR-HI-1231-P05 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout - Sheet 1 of 6					

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-1232-P05 Roundabout Enhancement Finchampstead Road Toucan Crossing Ducting Layout - Sheet 2 of 6 WMHP-TG-WG2-DR-HI-1235-P05 Roundabout Enhancement Finchampstead Road Pedestrian Crossing 1 Signals Layout Sheet 5 of 6 WMHP-TG-WG2-DR-HI-1236-P05 Roundabout Enhancement Finchampstead Road Pedestrian Crossing 1 Ducting Layout Sheet 6 of 6 WMHP-TG-WG2-DR-LI-1301-P08 Roundabout Enhancement Lighting Plan					
	Molly Millars Lane Roundabout Junction Modelling Assessments March 2024 7132.TN06 WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes Specification Appendices Lighting Schedule 20210730 WMHP-TG-WG2-SH-LI-1301-P02 WMHP-TG-WG2-DR-DD-0511-P02 Roundabout Enhancement Drainage Details WMHP-TG-WG2-DR-GE-0602-P02 Roundabout Enhancement Earthworks Cross Sections WMHP-TG-WG2-DR-HI-0102-P04 Roundabout Enhancement Alignment Profiles Sheet 1 of 2 WMHP-TG-WG2-DR-HI-0103-P04 Roundabout Enhancement Alignment Profiles Sheet 2 of 2 WMHP-TG-WG2-DR-HI-0104-P02 Roundabout Enhancement Alignment Profiles Sheet 3 of 3	20/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-0124-P02 Roundabout Enhancement Alignment Typical Cross Section WMHP-TG-WG2-DR-HI-0711-P02 Roundabout Enhancement Pavement Details WMHP-TG-WG2-DR-HI-1111-P03 Roundabout Enhancement Kerbs Footways and Paved Areas Details Sheet 1 of 2 WMHP-TG-WG2-DR-HI-1112-P02 Roundabout Enhancement Kerbs Footways and Paved Areas Details Sheet 2 of 2 WMHP-TG-WG2-DR-HI-1233-P03 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout Sheet 3 of 6 WMHP-TG-WG2-DR-HI-1234-P03 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout Sheet 4 of 6 WMHP-TG-WG2-DR-LI-1311-P02 Roundabout Enhancement Lighting Details WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes					
	Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 January 2022 WIE17531.106.R.6.1.1.RSA2 Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 March 2022 WIE17531.108.R.8.1.2.RSA2 Road Safety Audit Stage 2 Brief Western Gateway 4 August 2021 WMHP-TG-WG2-RP-HS-0007 P03 Road Safety Audit Stage 2 Western Gateway Response Report 25 August 2021 WMHP-TG-WG2-RP-HS-0008-P01	22/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Road Safety Audit Stage 2 Western Gateway Phase 2 Addendum Response Report March 2022 WMHP-TG-WG2-RP-HS-0009 P02 Western Gateway Phase 2 Stage 2 Road Safety Audit August 2021 SA 3290					
	WMHP-TG-WG2-DR-DD-0501 P07 Roundabout Enhancement Drainage Plan WMHP-TG-WG2-DR-GE-0601 P07 Roundabout Enhancement Earthworks Plan	22/08/2024				
Condition 4	Construction Environmental Management Plan (CEMP) WMHP-BB-WG2-PLN-PM-0001 C01.2 January 2021 Highways DC consultation response 2021_12_15 213311 BB Response	21/01/2022	213311	Before commencement	CEMP: the measures proposed in the CEMP are acceptable for the enabling works set out in section 2.2 <i>"Phasing & Scope"</i> which are limited to site clearance comprising, removal of vegetation, demolition of 81, 83, & 85 Finchampstead Road and erection of site hoarding. Works should take place in accordance with the approved document and no other development may take place until an updated CEMP has been submitted and approved in writing by the Local Planning Authority.	28/01/2022
Condition 5	Ecological Assessment of Lighting Scheme WMHP-TG-WG2-RP-LS-3002-P02	25/07/2024	241894	Before commencement	Lighting: these details are acceptable and supersede those previously approved under application 213045.	09/09/2024
Condition 6	Specification Appendices Drainage and Service Ducts 20210730 WMHP-TG-WG2-SP-DD-0501-P02	25/07/2024	241894	Before commencement	Drainage: these details are acceptable and superseded those approved under application	09/09/2024

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Specification Appendices Drainage Schedule 20210730 WMHP-TG-WG2-SH-DD-0501-P02 Specification Appendices Microdrainage Results 20210811 WMHP-TG-WG2-CA-DD-0501-P03				213045.	
	WMHP-TG-WG2-DR-DD-0511-P02 Roundabout Enhancement Drainage Details	20/08/2024				
	WMHP-TG-WG2-DR-DD-0501 P07 Roundabout Enhancement Drainage Plan	22/08/2024				
Condition 7	WMHP-TG-WG2-DR-HI-0301 P09 Roundabout Enhancement Fencing Plan	25/07/2024	241894		Noise/acoustic fencing: these details are acceptable and superseded those previously approved under application 213045.	09/09/2024
	Jacksons Fencing Jacoustic reflective fencing specification JSW 30 Issue 02 Specification Appendices Fencing 20211019 WMHP-TG-WG2- SP-HI-0301-P03	20/08/2024				
Condition 8	Landscape Management Plan July 2024 5420_LAN_XX_XX_RP_L_1000 WMHP-TG-WG2-DR-LS-3001-P16 Soft Landscaping Planting Plan Layout WMHP-TG-WG2-DR-LS-3003-P07 Tree Impact Plan WMHP-TG-WG2-DR-LS-3004-P07 Tree Protection Plan WMHP-TG-WG2-DR-LS-3005-P09 Landscaping Masterplan	07/08/2024	241966	Before commencement	Landscaping: these details are acceptable, subject to planting being maintained to ensure appropriate visibility, and superseded those previously approved under application 213045.	09/09/2024
	WMHP-TG-WG2-DR-LS-3006-P01 Roundabout Enhancement Landscaping Construction Details Plan Layout	20/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Written Landscape Specification 30_11_2021 WHMP-TG-WG2-SP-LS-3001 P04	22/08/2024				
Condition 9	WMHP-TG-WG2-DR-LS-3003 P07 Roundabout Enhancement Tree Impact Plan WMHP-TG-WG2-DR-LS-3004 P07 Roundabout Enhancement Tree Protection Plan	07/08/2024	241966	no submission required	Retention of trees except with prior consent: these details are acceptable and superseded those previously approved under application 213045.	09/09/2024
	WMHP-TG-WG2-DR-HI-0201 P06 Roundabout Enhancement Site Clearance Plan	30/08/2024				
Condition 10	Arboricultural Method Statement dated 16 th November 2020 (WMHP-TG-WG2-RP-LS-0001 P02) and associated Tree Protection Plan (WMHP-TG-WG2-DR-LS-3004 P04)	N/A	N/A	no submission required	Arboricultural Method Statement: works in accordance with the approved details.	N/A
Condition 11	Landscape Management Plan July 2024 5420_LAN_XX_XX_RP_L_1000	07/08/2024	241966	Before commencement	Landscape and Ecological Management Plan: this document supersedes the one previously approved under application 213045	09/09/2024
Condition 12		N/A	N/A	no submission required	hours of work (unless exceptions agreed)	N/A

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 13	WMHP-TG-WG2-DR-HI-0101-P09 Roundabout Enhancement Alignment Plan WMHP-TG-WG2-DR-HI-0152-P06 Roundabout Enhancement Alignment Scheme Layout WMHP-TG-WG2-DR-HI-0701-P08 Roundabout Enhancement Pavement Plan WMHP-TG-WG2-DR-HI-0702-P09 Roundabout Enhancement Pavement PSV Plan WMHP-TG-WG2-DR-HI-1101-P10 Roundabout Enhancement Kerbs, Footways And Paved Areas Plan WMHP-TG-WG2-DR-HI-1201-P13 Roundabout Enhancement Traffic Signs Plan WMHP-TG-WG2-DR-HI-1221-P09 Roundabout Enhancement Road Markings Plan	25/07/2024	241894	before scheme comes into use	Toucan crossing: these details supersede those previously approved under application 213045 and are acceptable subject to revisions to address the outstanding issues relating to the dropped kerb and corduroy paving on the west side of Finchampstead Road being submitted and approved before commencement together with confirmation that any associated departure from standards has been approved.	09/09/2024
	Molly Millars Lane Roundabout Junction Modelling Assessments March 2024 7132.TN06 WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes WMHP-TG-WG2-DR-HI-1111-P02 Roundabout Enhancement Kerbs, Footways and Paved Areas Details Sheet 1 of 2 WMHP-TG-WG2-DR-HI-1112-P02 Roundabout Enhancement Kerbs, Footways and Paved Areas Details Sheet 2 of 2 Road Safety Audit Stage 2 Western Gateway Response Report Addendum 11 March 2022 WMHP-TG-WG2-RP-HS-0011-P01	20/08/2024				
	Finchampstead Road South Puffin Crossing convert to a Toucan Crossing WMHP-TG-WG2-RP-HI-0009-P04	22/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 January 2022 WIE17531.106.R.6.1.1.RSA2 Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 March 2022 WIE17531.108.R.8.1.2.RSA2 Road Safety Audit Stage 2 Brief Western Gateway 4 August 2021 WMHP-TG-WG2-RP-HS-0007 P03 Road Safety Audit Stage 2 Western Gateway Response Report 25 August 2021 WMHP-TG-WG2-RP-HS-0008-P01 Road Safety Audit Stage 2 Western Gateway Phase 2 Addendum Response Report March 2022 WMHP-TG-WG2-RP-HS-0009 P02 Western Gateway Phase 2 Stage 2 Road Safety Audit August 2021 SA 3290					