

From: Tom Woof <tom.woof@prospus.co.uk>
Sent: 14 August 2024 09:11:26 UTC+01:00
To: "Connie Davis" <Connie.Davis@wokingham.gov.uk>
Cc: "David Smith" <David.Smith2@wokingham.gov.uk>;
"ornella.sangermano@equans.com" <ornella.sangermano@equans.com>;
"donald.hyndman@equans.com" <donald.hyndman@equans.com>
Subject: Re: 241901/DOC - Barkham Farms
Attachments: 23_027 – TB2.pdf

External Email

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Hi Connie

Thanks for getting back to me so quickly.

I am happy with the description which I think encapsulates the submission adequately. In terms of the table, I am confident it is correct. However, with such a complicated proposal, conditions and series of submissions there is always a small chance we have missed something.

Kind regards

Tom Woof MRTPI Director



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On 13 Aug 2024, at 17:17, Connie Davis <Connie.Davis@wokingham.gov.uk> wrote:

Hi Tom,

Thanks for clarifying.

I will put the description as:

Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22 and NMA 241264 dated 08.07.24: Condition 5 (partial discharge) relates to landscaping details; 6 to landscape management; 7 to tree protection; 9 (partial discharge) to archaeological investigation, 10 (partial discharge) to rights of way details; 15 to landscape and ecological management plan; 16 to ecological permeability

Please could you confirm this is ok? I will save the documents to the file:

- Application Form
- Table - **Could you confirm that the attached table is correct?**
- Archaeological WSI and 2 x figure drawings
- Cover Letter

I will then get the application re-validated.

Best wishes,
Connie

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From: Tom Woof <tom.woof@prospus.co.uk>

Sent: Monday, August 12, 2024 5:19 PM

To: Connie Davis <Connie.Davis@wokingham.gov.uk>

Cc: David Smith <David.Smith2@wokingham.gov.uk>; ornella.sangermano@equans.com

Subject: Re: 241901/DOC - Barkham Farms

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Hi Connie

Apologies about this confusion. I now attach an updated form and covering letter seeking partial discharge of 5, 9, and 10 as we cant offer all the information for these conditions at this time.

Kind regards

Tom Woof MRTPI Director



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On 12 Aug 2024, at 16:54, Connie Davis
<Connie.Davis@wokingham.gov.uk> wrote:

Hi Tom,

Many thanks for your email and time on the phone.

As discussed on the phone earlier, I think there is still a slight discrepancy between the documents. In the updated covering letter you state you would like to discharge conditions: 6, 7, 15 and 16 with partial discharge of conditions 5 and 10.

On the application form you state you wish to discharge conditions 5, 6, 7, 15 and 16 with a partial discharge of conditions 9 and 10.

The table makes reference to conditions 5, 6, 7, 9, 10, 15 and 16.

I think there is just a bit of confusion over which conditions are to be partially discharged. Condition 9 is clear, but then in different documents it talks about 5 and 10. I think it is to be 10? Could you advise if the below is an accurate description of development:

Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22 and NMA 241264 dated 08.07.24: Condition 5 relates to landscaping details; 6 to landscape management; 7 to tree protection; 9 (partial discharge) to archaeological investigation, 10 (partial discharge) to rights of way details; 15 to landscape and ecological management plan; 16 to ecological permeability

If the above description is correct please let me know and I will update the file. If this is the case then I believe it is just the cover letter that needs amending further.

I would be grateful if you could confirm that the attached are correct to add to the file:

- Application Form
- Table
- Archaeological WSI and 2 x figure drawings
- Cover Letter (when received)

I will need to re-consult on the above given the conditions looking to be discharged have changed since the application was registered and validated. I will ask my colleagues in the validation team to do this when I have heard from you.

Many thanks,
Connie

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From: Tom Woof <tom.woof@prospus.co.uk>

Sent: Monday, August 12, 2024 3:14 PM

To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Cc: David Smith
<David.Smith2@wokingham.gov.uk>; ornella.sangermano@equans.com
Subject: Re: 241901/DOC - Barkham Farms

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Hi Connie

I have tried to call you today to discuss the submission.

I attach the WSI and plans for the partial discharge of Condition 9 which was missing from the original submission. I also include an updated table and covering letter to hopefully match it all up. I have amended the description of Condition 10 to a partial discharge as we are waiting for certain details to deal with all the sub paras in the condition. Finally I have included an updated application form which should match the submission.

Kind regards

Tom Woof MRTPI Director

<image001.jpg>

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<image002.jpg>

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the individual or entity to which it is addressed. If you are not the intended recipient, you must not disclose or retain this message.

On 6 Aug 2024, at 17:03, Connie Davis
<Connie.Davis@wokingham.gov.uk> wrote:

Hi Tom,

Hope you're well.

Just taking a look at the above application. The application form states you are seeking to discharge conditions 5, 6, 7, 8, 9, 10, 11 (part discharging condition 9 only). This is the description on your validation letter that you would have received.

However, your covering letter and associated table do not match this (and refer to different conditions). Please can you confirm the situation? If different conditions are seeking to be discharged than 5, 6, 7, 8, 9, 10, 11 (part discharging condition 9 only) then the application will need to be re-validated and updated accordingly.

Furthermore, I have also received an email from Berkshire Archaeology in relation to the part discharge of condition 9 but there are no documents submitted in relation that that condition.

I would be grateful if you could confirm the situation to understand if the application needs to be re-validated so all documents match. If that is the case, I will put you back in touch with our validation team to update the submission.

Many thanks.

Kind regards

Connie Davis
Principal Planning Officer
Development Management and Enforcement
Wokingham Borough Council
Email: connie.davis@wokingham.gov.uk | **Tel:** 07599103345
Wokingham Borough - a great place to live, learn, work & grow
and a great place to do business

Website: www.wokingham.gov.uk

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