

JOB002001/CB/TC

70 St Mary Axe

London

EC3A 8BE

Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

16 April 2025

Dear Sir / Madam,

**PARTIAL DISCHARGE OF CONDITION 38 ATTACHED TO PLANNING PERMISSION REFERENCE
212717**

FORMER DOBBIES GARDEN CENTRE, 166 HYDE END ROAD, SHINFIELD, READING

PLANNING PORTAL REFERENCE: PP-13952696

On behalf of our client, LXI Property Holdings 4 Limited (*'the Applicant'*), we submit an application to partially discharge Condition 38 attached to planning permission reference 212717 for the redevelopment of the site to provide a new garden centre retail development incorporating restaurant/café, food hall and veterinary practice with ancillary works at former Dobbies garden centre, 166 Hyde End Road, Shinfield, Reading (*'the Site'*), which was granted on 21 July 2021.

Condition 38 requires the provision of a phasing plan showing the phasing of demolition and development in the context of the existing store to be approved in writing by the local planning authority, prior to the commencement of development.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering Letter (this letter); and
- Phasing Plan, prepared by RGP Architects – Ref. 11809_L_002 RevB

The application has been submitted via the online Planning Portal (reference PP-13952696). In line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2023, as amended, the statutory planning application fee has been calculated as £383 (including a £85 service charge), which has been paid via the online payment portal.

BACKGROUND

Planning permission reference 212717 was granted on 21 July 2022, for the redevelopment of the Site to provide a new garden centre retail development at Dobbies Garden Centre, 166 Hyde End Road, Shinfield, Reading. The description of development is as follows:

"Full planning application for redevelopment of the site to provide a new garden centre retail development incorporating restaurant/cafe, food hall and veterinary practice with ancillary works including car parking, access, outdoor display areas and landscaping, following demolition of existing buildings".

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CONDITION 38

Condition 38 pursuant to planning permission reference 212717 states that:

“Prior to commencement of development, a phasing plan shall be submitted to and approved in writing by the Planning Authority to show the phasing of the demolition and development in the context of the existing store. Any subsequent alterations to this plan shall be first agreed in writing with the planning authority.

Reason: To ensure that development is undertaken in accordance with the approved CEMP and in the interest ensuring that the development is undertaken in a comprehensive manner. Relevant policies: CP1, CP3 and CP6 of the Core strategy.”

PARTIAL DISCHARGE OF CONDITION 38

In accordance with the partial discharge of Condition 38, a Phasing Plan, prepared by RGP Architects, is submitted. This plan details the phasing of the demolition works, identifying the specific building (Building A) to be demolished within Phase 1. This is shown in the form of a Site layout plan, to highlight the demolition phases in the context of the existing store.

This Phasing Plan shows the initial phasing at the demolition stage. A subsequent application will be submitted that provides details of phase 2 demolition works.

CLOSING REMARKS

We trust that the above is satisfactory and that you are in a position to register and progress the application to partially discharge Condition 38 attached to planning permission reference 212717.

We will await formal confirmation in this respect. Should you require any further information at this stage, please do not hesitate to contact Craig Blatchford [REDACTED] or Tommy Cooney [REDACTED] of this office direct.

Yours sincerely,

[REDACTED]

MONTAGU EVANS LLP
Inc.