



Wokingham Borough Council
Development Management & Compliance
Shute End
Wokingham
RG40 1BN

Our ref: AP/36044
25 November 2025

Dear Sir/Madam,

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 AND 5
PURSUANT TO PLANNING PERMISSION 223604.**

I am writing on behalf of Wokingham Borough Council to discharge two conditions pursuant to planning permission 223604 comprising:

- Condition 3 - Phasing Plan
- Condition 5 - Arboricultural Method Statement

Condition 3: Phasing Plan

A Phasing Plan has been submitted (ref. EMM-HLM-ZZ-00-DR-A-00003-PHASING PLAN-PO1) which shows four construction phases of the development. This comprises:

- Phase 1: 6th Form building
- Phase 2: Admin building
- Phase 3: Demolition of existing building and landscaping
- Phase 4: Internal alterations and landscape courtyard

Condition 5 – Protection of Trees

An Arboricultural Method Statement (AMS) has been submitted which sets out how trees and hedgerows will be protected during the construction of the proposed development. To facilitate the proposed development a group of trees are to be removed - Group 04. This group comprises a mix of sycamore and ash trees many of which have self-seeded around the existing buildings and hardstanding and are now causing damage to the buildings and hardstanding. The AMS has considered a worst-case scenario of a full removal of the group as the disturbance and construction impacts in this area means it would be difficult to sufficiently protect and retain trees. However, if it is considered appropriate and viable to retain some of the trees then this will be undertaken once onsite.

I trust that the above information and submitted plans and details are acceptable and sufficient to discharge the condition.

I look forward to hearing from you in due course.

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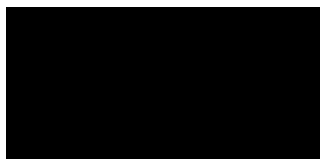
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Yours sincerely,



Alex Payne

Associate

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