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Our Ref: 40442

Planning Portal Ref: PP-13837157

Dear Sophie,

**Submission of Discharge of Condition Application – Conditions 15, 16, 23
Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location**

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Conditions 15, 16, 23 pursuant to full planning permission reference 191068. This application relates to Phase 2b Parcel R10 only.

Condition 15 states (as relevant to this particular parcel):

i) No development shall take place in each phase of the development including the SANG until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall be consistent with the Site-Wide Masterplan, Design Code and Landscape Design Statement pursuant with condition 4 and include, as appropriate:

a) Scheme drawings;	P24-2114_EN_002C_R10 Detailed On-Plot Landscape Proposals (7 Sheets) P24-2114_EN_001D Landscape Masterplan P24-2114_EN_003B Detailed POS Soft Landscaping Plan P24-2114_EN_008B Detailed POS Hard Landscaping Plan P24-2114 R10 NBS
b) proposed finished floor levels and contours in accordance with the details pursuant to conditions 10 & 11;	A389-R10-RM-401 B Engineering Layout
c) detailed design of SuDS features in accordance with the SuDS Strategy and details pursuant to conditions 29 & 30, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;	A389-R10-RM-530 C Basin cross sections P24-2114_EN_12-01 Basin Sections P24-2114_EN_12-02 Basin Sections

d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;	P24-2114_EN_003A Detailed POS Soft Landscape Plan P24-2114_EN_002C_R10 Detailed On-Plot Landscape Proposals
e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls within public open space;	P24-2114 R10 NBS
h) hard landscaping materials including samples;	A389-R10-RM-701 B Materials plan P24-2114_EN_008B Detailed POS Hard Landscaping Plan
i) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation.	P24-2114_EN_008B Detailed POS Hard Landscaping Plan P24-2114 R10 NBS
j) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;	P24-2114_EN_010 Tree Pit Details
k) all boundary treatments and other means of enclosure or controlling access such as gates and bollards, which shall include consideration of ecological permeability, provision of a sufficiently secure boundary to deter trespass on the railway and control of access to allotment sites;	P24-2114_EN_008B Detailed POS Hard Landscaping Plan P1914.R10.07-Y Proposed Enclosures Layout P1914.EW.101 R10 Entrance Wall, Plans & Elevations
l) car parking layouts, other vehicle and pedestrian access and circulation areas;	P1914.R10.01-AM P24-2114_EN_008B Detailed POS Hard Landscaping Plan
m) measures required for ecological mitigation or biodiversity gain;	South Wokingham R10 - Ecological Mitigation Strategy FINAL Rev. 1 260225 Every plot to include a bird box. Bat boxes located on dwellings around the periphery with the open space and along dark corridors. Fences to include hedgehog houses, tunnels and highways where levels appropriate. Biodiversity Net Gain measures addressed in the BNG Design Stage Report.
p) how non-native species such as Himalayan Balsam will be eradicated;	Not relevant to this parcel
q) how the buffer zone will be protected during development and managed over the long term;	Not relevant to this parcel
r) how the river channel morphology and bankside habitat will be enhanced to contribute to biodiversity net gain	Not relevant to this parcel
s) layout of the allotments	Not relevant to this parcel

ii) The landscaping details for each Phase of the development shall include a Landscape Phasing Plan demonstrating timely delivery of hard and soft landscaping in relation to adjacent built development and the approved landscaping for each "Landscape Phase" shall be carried out in accordance with the approved phasing. The scheme shall be maintained in the approved form for so long as the development remains on the site.	P24-2114_EN_011A Landscape Phasing Plan
iii) No development shall take place in each phase of the development until details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer) have been submitted to and approved in writing by the Local Planning Authority. The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iv) below.	P24-2114_EN_007A Landscape Ecological Management Plan

The above table demonstrates how the requirements of the condition have been met through the submitted documents. The prepared plans and reports take full consideration of the Site Wide Masterplan, Design Code, and Landscape Design Statement as relevant to this parcel.

The proposed landscaping plans contribute towards the overall Biodiversity Net Gain requirements which are submitted with this application to discharge condition 23.

Condition 16 states:

Prior to the commencement of each Phase of the development a Landscape and Ecological Management Plan (LEMP), including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall be carried out as approved.

In order to discharge condition 16, a Landscape and Ecological Management Plan has been prepared by Pegasus, which sets the management and maintenance procedures for the areas of public open space. The LEMP is designed for the operational phases of the development and will commence from the handover date from the landscape contractor to the management company.

Condition 23 states:

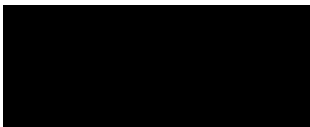
Before commencement of development within each phase including the SANG a Biodiversity net gain Assessment demonstrating an overall net gain shall be submitted to and approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved Assessment.

This application is supported by BNG Technical Note which confirms how Parcel R10 meets the requirements in the S106. The pre-development onsite baseline units are 13.37 habitat units and 5.47 hedgerow units. The proposed development includes the creation of modified grassland, introduced shrub and rain gardens, neutral grassland and new woodland blocks, and a Sustainable Urban Drainage feature designed to be beneficial for wildlife. The landscape and ecological proposals will result in a biodiversity net gain for this parcel.

The submitted information also complies with Schedule 10, Part 1 of the completed S106 agreement which requires the submission of a Biodiversity Net Gain Assessment.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Principal Planner