

[REDACTED]

From: Emy Circuit [REDACTED]
Sent: 14 May 2024 17:01
To: Matthew Harris
Cc: [REDACTED]
Subject: RE: St Anne's SANG - realigned footpath
Attachments: IMG_8882.jpeg; IMG_8884.jpeg

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Afternoon Matt,

Further to our email exchange below, I discussed the proposed amendment to the approved route with [REDACTED] who confirmed that the revised route, avoiding the pond, was discussed during the licence walkover visit last week). You have confirmed below that the revised route will not require any tree works and - providing it doesn't result in the kissing gate and landing zone being within the root protection zone of the large tree on the current fence line - the LPA is satisfied that the revised proposal is preferable in ecological terms. Accordingly, there is no objection to the proposed amendment, providing the approved drawings are updated for consistency with the attached sketch (most critically conditions 3 (path details), 5 (landscaping) and 7 (AMS).

These updates should address the point above about the kissing gate and also the ditch that runs from north to south into the pond. Some form of culvert to maintain flow will be needed under the path in order to retain the pond feature and prevent the path from getting flooded in wet years.

Subject to timely submission of updated conditions details, there is no objection to proposed revision as shown on the attached sketch drawing and works can commence.

Kind Regards,
Emy Circuit

Emy Circuit
Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
[REDACTED]

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From: Matthew Harris [REDACTED]
Sent: Tuesday, May 14, 2024 2:04 PM
To: Emy Circuit [REDACTED]
Subject: RE: St Anne's SANG - realigned footpath

Hi Emy

I have just spoken to the guys on site. There is no tree works required as part of the new access other than clearance of undergrowth .

Please see the attached photo showing the pond in-situ. The other option is a bridge, but that is not feasible in the time available.

I will ask the project team to start updating the landscape drawings and the AMS.

Matthew Harris
Principal Planner



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From: Emy Circuit [REDACTED]
Sent: Tuesday, May 14, 2024 1:56 PM
To: Matthew Harris [REDACTED]
Subject: RE: St Anne's SANG - realigned footpath

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Hi Matt,

Having spoken to [REDACTED] please can you confirm what – if any - tree works would be required to implement the revised route (removal and/or crown lifting etc).

Kind Regards,

Emy Circuit

Emy Circuit

Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council



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From: Matthew Harris [REDACTED]

Sent: Tuesday, May 14, 2024 1:28 PM

To: Emy Circuit [REDACTED]

Cc: Nick Young [REDACTED]

Subject: St Anne's SANG - realigned footpath

External Email

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Dear Emy

As discussed on the phone, the contractor, ecologist and arb consultant on site have encountered a dry pond on site, which has now been filled with water following heavy rainfall. The pond is located at the entrance to the site and the start of the footpath, as shown on the attached.

This is a clear issue for ecology and commencement purposes as the footpath needs to start here and then continue through the woodland.

The attached shows an alternative route that has been agreed with the Council's countryside team and has been recommended by the ecologist and arb consultant.

We need agreement on this urgently as the contractor is waiting on site to start and we need clarity on how we regularise it to ensure we are lawfully commencing development.

I am expecting a photo of the pond imminently and will send that over as soon as possible.

Kind regards

Matthew Harris

Principal Planner



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