

[REDACTED]

From: Emy Circuit [REDACTED]
Sent: 29 November 2023 14:13
To: Matthew Harris
Cc: [REDACTED]
Subject: RE: St Anne's SANG

Afternoon Matt,

In principle, we are satisfied that development related to delivery of the SANG, such as construction of paths would constitute a material operation and, therefore, commencement. Construction of paths seems more likely as the current planting season will be drawing to a close by the time details pursuant to conditions are approved and is probably less ambiguous than planting. It would probably be wise to agree the scope of works in advance.

Kind Regards,
Emy Circuit

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

[REDACTED]
[REDACTED]
[REDACTED]

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From: Matthew Harris [REDACTED]
Sent: Tuesday, November 28, 2023 10:15 AM
To: Emy Circuit [REDACTED]
Cc: [REDACTED]
Subject: RE: St Anne's SANG

Thank you Emy.

We are conscious that the works will need to commence on Site by the end of May in order to implement the planning permission, which leaves a short turnaround for the conditions to be discharged and work commencing.

The description of development refers to the change of use of the land to the SANG with associated landscaping. The change of use would not be instituted immediately once work has commenced, but Section 56(1)(c) of the TCPA (1990) allows for an operation to take place. Whilst we have not considered the options in full, would you be satisfied that partial works to construct a path or undertake some of the approved landscaping would constitute a material operation under Section 56(4) of the TCPA (1990) and therefore commencement of the development?

Kind regards

Matt Harris (He/Him/His)
Principal Planner

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██████████
████████████████████



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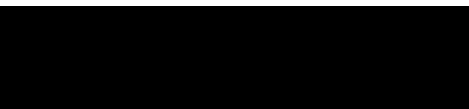


From: Emy Circuit ██████████
Sent: 28 November 2023 09:04
To: Matthew Harris ██████████
Subject: RE: St Anne's SANG

Once the land has been transferred, yes.

Kind Regards,
Emy Circuit

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



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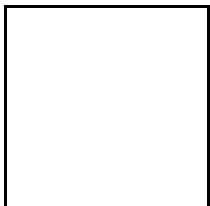
From: Matthew Harris ██████████
Sent: Tuesday, November 28, 2023 9:01 AM
To: Emy Circuit ██████████
Subject: Re: St Anne's SANG

Thank you Emy. I assume this process of grazing will be managed by the Council?

Kind regards

Matt Harris (He/Him/His)

Principal Planner



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From: Emy Circuit [REDACTED]

Sent: Monday, November 27, 2023 9:32:14 AM

To: Matthew Harris [REDACTED]

Cc: [REDACTED]

Subject: RE: St Anne's SANG

Morning Matt,

I've checked with [REDACTED] and grazing was introduced because there will be limited access for a tractor to cut the grass (it wouldn't be possible to run one through the woodland over the boardwalk). There is currently grazing of the grassland area and we'd like to keep the ability to do so.

We just need there to be stock proof fencing around the perimeter and the water troughs to be retained within the grassland. In the near term, we're only expecting to use cattle – probably only one grazing cycle per year. They could be walked onto the site, through the woodland.

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: Friday, November 24, 2023 5:18 PM
To: Emy Circuit [REDACTED]
Cc: [REDACTED]
Subject: St Anne's SANG

External Email

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Good afternoon Emy

We are putting together the discharge of conditions reports and note the reference to grazing of livestock in condition 5. We have reviewed the two LEMPs submitted with the planning application and the 2019 LEMP refers solely to deers, but this was superseded in 2020 (attached) and the new report changes this to rotational based grazing and animals (noting plural). Do you have any recollection of why this change was made and whether the landscaping strategy is expected to include a range of livestock?

I hope you have a good weekend.

Kind regards

Matt Harris (He/Him/His)
Principal Planner



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