

[REDACTED] - Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

14 November 2024

Planning Portal Reference: PP-13472971

Lanpro Project Number: 4977/P

Dear [REDACTED]

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference: 192928. Construction of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the SWDR. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13472971) for the re-discharge of Condition 3 (Definition of Enabling Works) and Condition 4 (Phasing) pursuant to planning permission reference 192928 which relate to the Site.

Context

Full planning permission reference 192928 was granted by WBC on 24 May 2021 for the construction of the South Wokingham Distributor Road (SWDR) which provides a link between Finchampstead Road and Waterloo Road, including a link to Heathlands Road. According to the Decision Notice, the planning permission was subject to 29no conditions, 16no of which are considered to be pre-commencement conditions.

A number of conditions have already been discharged under application references 213417, 213430, 213441, 213554, 213995, 240376, 240518 and 240672.

Conditions 3 and 4 were previously discharged under application reference 213417 on 14 December 2022, with Condition 3 discharged on the basis that there would be no enabling works. Condition 4 was subsequently re-discharged with details sufficient to allow the phase 1 commencement works to be undertaken on 11 April 2024 under application reference 540376, with a requirement to provide further details before commencement of subsequent phases.

The 14 December 2022 Decision Notice is included at **Appendix 1** of this letter, with the August 2024 Decision Notice included at **Appendix 2**.

A formal request for pre-application advice under reference 241566 was submitted to WBC on 20 June 2024, seeking guidance on the acceptability of the details submitted in respect of a number of other conditions, however Conditions 3 and 4 did not form part of the pre-application submission. However, this application seeks to re-discharge these conditions pursuant to planning permission reference 192928 given previously submitted details have been superseded.

The following applications for discharge of conditions pursuant to planning permission reference 192928 are currently under consideration with the Council:

- Application Reference 242531 - Discharge of Condition 19 (Drainage Strategy), Condition 20 (SuDS Details), Condition 21 (Drainage Connection), Condition 22 (Drainage Exceedance Routes) and Condition 23 (Drainage Maintenance).
- Application reference 242535 – Discharge of Condition 24: Construction Environment Management Plan (CEMP).
- Application Reference 242645 – Discharge of Condition 7 (Detailed design of the road-bridge over the Emm Brook), Condition 8 (Emm Brook Bridge Materials) and Condition 16 (Lighting).
- Application Reference 242837 – Discharge of Condition 9 (Tree Protection) and Condition 11 (Arboricultural Method Statement).
- Application Reference 242838 – Discharge of Condition 5 (Levels) and Condition 6 (Detailed Design of Roads).

Discharge of Condition 3 Pursuant to the Planning Permission

The full wording of Condition 3 is as follows:

“Before commencement of development details defining the scope of enabling works to inform conditions 5 (levels), 6 (detailed design), 12 (landscaping), 13 (Landscape and Ecological Management Plan) & 15 (Biodiversity Net Gain) shall be submitted to and approved in writing by the Local Planning Authority development shall be carried out in accordance with the approved details.

Reason: for the avoidance of doubt and to ensure appropriate mitigation of the impact of the development in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; and Managing Development Delivery Local Plan policies CC03, TB21 TB23, & TB24; the South Wokingham SDL SPD and NPPF section 15.”

This application seeks the re-discharge of Condition 3, in the context that enabling works will now be undertaken.

The scope of proposed enabling works is as follows:

- i. Excavation of Trial Holes;
- ii. Installation of Temporary Fencing and Hoarding;
- iii. Site Clearance including tree and vegetation removal;
- iv. Construction of Haul Roads and associated Bellmouth junctions to Highway;
- v. Setting up of Temporary Satellite Compounds;
- vi. Topsoil stripping;
- vii. Ground investigations;
- viii. Relocating Existing Utilities;
- ix. Tree and Habitat Protection;
- x. Temporary Drainage Systems (if required);
- xi. Temporary Earthworks (if required); and
- xii. Levelling and Grading

Discharge of Condition 4 Pursuant to the Planning Permission

The full wording of Condition 4 is as follows:

“Before commencement of development details of the phasing of works, including the coordinated delivery of the on and off-site mitigation measures, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details include:

- i) phasing of construction and opening of the road;*
- ii) timing of the delivery the drainage and SuDS in relation to the development it is to serve;*
- iii) phasing of landscaping including early delivery of landscaping required to mitigate the impact upon listed buildings;*
- iv) off-site highway works necessary to mitigate the impact of the development pursuant to condition 27; and*
- v) a Traffic Regulation Order for prohibition of driving on Easthampstead Road south of the SWDR (and provision of alternative ‘Heathlands Link Road’ route).*

Reason: to ensure comprehensive planning and timely delivery infrastructure required to support the development in the south Wokingham SDL in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP6, CP17, P21. Details are required prior to commencement to ensure coordinated delivery is achieved.”

This application seeks the re-discharge of Condition 4 pertaining to the updated details as listed at **Appendix 3.**

Application Contents

Please find enclosed an application for the approval of details reserved by Conditions 3 and 4. The application comprises:

- Completed Application Form
- Application Fee
- This Covering Letter
- Appendix 1 – 14 December 2022 Decision Notice;
- Appendix 2 – 12 August 2024 Decision Notice; and
- Appendix 3 - Updated Phasing Details (Condition 4).

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Senior Planner

Appendix 1: 14 December 2022 Decision Notice

Mobile: [REDACTED]
Email: [REDACTED]
Date: 14 December 2022
My ref: EXC/192928
File ref: [REDACTED]



**WOKINGHAM
BOROUGH COUNCIL**

Akshat Vipin
WSP
Mountbatten House
Basing View
Basingstoke
RG21 4HJ

By email only [REDACTED]

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Dear Akshat,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

**LAND SOUTH OF WOKINGHAM, EAST OF FINCHAMPSTEAD ROAD AND WEST OF WATERLOO ROAD,
WOKINGHAM**

**PLANNING PERMISSION 192928 (CONSTRUCTION OF THE SOUTH WOKINGHAM DISTRIBUTOR ROAD (SWDR)
BETWEEN FINCHAMPSTEAD ROAD AND WATERLOO ROAD, INCLUDING A LINK TO HEATHLANDS ROAD,
TOGETHER WITH ASSOCIATED WORKS)**

CONDITIONS REFERENCES: 213417, 213430, 213441, 213554 & 213995

Application reference	Conditions
213417	3, 4, 24
213430	10, 12, 13, 15, 16, 17
213441	5, 6, 7, 8, 19, 20, 21, 22, 23, 28
213554	9, 11
213995	14

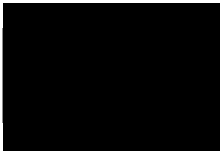
Thank you for your applications for approval of details pursuant to the above planning permission. Below is a summary of the current position including approval of conditions 3 (definition of enabling works), 4 (phasing), 9 (AIA), 10 (removal of vegetation), 17 (archaeology), 21 (connections to the drainage system) & 22 (exceedance routes). This largely reiterates the informal advice given in emails of 25 and 31 May 2022, which are attached and cross referenced rather than being repeated.

- Acceptable details have been submitted in relation to conditions 3 (definition of enabling works), 4 (phasing), 9 (AIA), 10 (removal of vegetation), 21 (connections to the drainage system) and 22 (exceedance routes). Work should be carried out in accordance with the approved details;

- The details to comply with condition 17 (archaeological WSI) are also acceptable. Works should be carried out in accordance with the approved details and I look forward to receiving the report of investigation in due course;
- Revised or additional details are required in relation to conditions 5 (levels), 6 (detailed design), 7 (road bridge design), 8 (road & footbridge materials), 11 (AMS), 12 (landscaping), 13 (LEMP), 14 (ES Addendum), 15 (BNG), 16 (lighting), 19 (SuDS strategy), 20 (SuDS design), 23 (drainage maintenance) and 24 (CEMP);
- To date no details have been submitted in relation to pre-commencement condition 29 (ESP);
- Condition 27 (off-site junctions) requires delivery of three junctions, in accordance with details that have first been submitted and approved and triggers established under condition 4, currently completion in August/October 2024; and
- Condition 28 (closure of Easthampstead Road) does not require submission and approval of details.

This provides a brief overview of the current position and I refer you to the schedule and attached correspondence for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Enclosure: schedule of conditions

Attachments:

2022_05_31 informal feedback on condition 12 (landscaping)
Environment Agency consultation response 2022_10_12 213417 Condition 3 4 24
Environment Agency consultation response 2022_10_12 213995 Condition 14
Landscape consultation response 2022_07_06 213417 CEMP

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1		N/A	N/A	no submission required	Three years to commence:	N/A
Condition 2		N/A	N/A	no submission required	Approved drawings:	N/A
Condition 3	Letter dated 15 March 2022 regarding condition 3 (definition of enabling works)	23/03/2022	213417	before commencement	Definition of enabling works: the condition requires the extent of any enabling works to be approved to ensure that there is no conflict with the requirements of conditions 5 (levels), 6 (detailed design), 12 (landscaping), 13 (Landscape and Ecological Management Plan) & 15 (Biodiversity Net Gain). Your letter advises that the delivery timetable has changed and you no longer wish to carry out any enabling works in advance of details pursuant to these conditions being approved. This is acceptable. However, should circumstances change a revised submission setting out the extent of any works proposed before approval of the relevant conditions details must be submitted and approved before commencement of any enabling works.	14/12/2022
Condition 4	Phasing of Works as per Planning Condition 4 WMHP-SWDR-SRWG1	13/10/2021	213417	before commencement	Phasing: there is no objection to the submitted details although it is understood that the phasing originally proposed may now be subject to change, requiring submission of revised details pursuant to this condition.	14/12/2022
	Construction Environmental Management Plan (CEMP) Main Construction Works WMHP-BB-SWDR-SRWG1-PLN-PM-0001 Appendix 4, phasing plans	23/12/2022				
Condition 5	WMHP-TG-SRWG1-DR-HI-0151 P02 Highways Alignment Isopachytes Sheet 1 WMHP-TG-SRWG1-DR-HI-0152 P02 Highways Alignment Isopachytes Sheet 2 WMHP-TG-SRWG1-DR-HI-0153 P02 Highways Alignment Isopachytes Sheet 3 WMHP-TG-SRWG1-DR-HI-0154 P02 Highways Alignment Isopachytes Sheet 4 WMHP-TG-SRWG1-DR-HI-0155 P02 Highways Alignment Isopachytes Sheet 5 WMHP-TG-SRWG1-DR-HI-0156 P02 Highways Alignment Isopachytes Sheet 6 WMHP-TG-SRWG1-DR-HI-0157 P02 Highways Alignment Isopachytes Sheet 7 WMHP-TG-SRWG1-DR-HI-0158 P01 Highways Alignment Isopachytes Sheet 8 WMHP-TG-SRWG1-DR-HI-0159 P01 Highways Alignment Isopachytes Sheet 9	26/10/2021	213441	before commencement other than enabling works	Levels: chainage drawings and longitudinal sections - as provided at the original application stage - showing existing, approved and proposed levels are required to allow comparison, as requested in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
Condition 6	All drawings submitted in relation to conditions 5, 16 & 20 plus: Specification Appendices 1300 series Road Lighting, Columns and Brackets, CCTV Masts and Cantilever Masts WHMP-TG-SRWG1-SP-LI-1301 Revision P02 20 August 2021 WMHP-TG-SRWG1-CA-LI-1301 P01 Lighting Design Calculations WMHP-TG-SRWG1-DR-GE-0601 P04 Highways Earthworks Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-GE-0602 P04 Highways Earthworks Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-GE-0603 P04 Highways Earthworks Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-GE-0604 P04 Highways Earthworks Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-GE-0605 P04 Highways Earthworks Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-GE-0606 P04 Highways Earthworks Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-GE-0607 P04 Highways Earthworks Plan Layout Sheet7 WMHP-TG-SRWG1-DR-GE-0608 P02 Highways Earthworks Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-GE-0609 P02 Highways Earthworks Plan Layout Sheet 9	26/10/2021	213441	before commencement other than enabling works	Detailed design: revisions are required to address the issues in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-GE-0610 P03 Highways Earthworks Cross Sections WMHP-TG-SRWG1-DR-GE-0621 P03 Highways Earthworks Details WMHP-TG-SRWG1-DR-GE-0630 P02 Highways Earthworks GeoTech Instrumentation WMHP-TG-SRWG1-DR-GE-0651 P01 Highways Geotech Investigation Plan WMHP-TG-SRWG1-DR-GE-0651 P01 Highways Geotech Investigation Plan WMHP-TG-SRWG1-DR-HI-0003 P01 SANG Preliminary Design Sports Hub Access Road WMHP-TG-SRWG1-DR-HI-0004 P01 Land Plan Combined Permanent and Temporary Land WMHP-TG-SRWG1-DR-HI-0038-0090 Highways Alignment Swept Path Analysis Sheets 1-51 (various revisions) WMHP-TG-SRWG1-DR-HI-0101-0116 P04 Highways Alignment Plan and Profile Sheets 1-16 WMHP-TG-SRWG1-DR-HI-0122 P03 Highways Alignment Typical Cross Section WMHP-TG-SRWG1-DR-HI-0128 P03 Highways Alignment Cross Sections -West Sheet 1 WMHP-TG-SRWG1-DR-HI-0129 P03 Highways Alignment Cross Sections -West Sheet 2 WMHP-TG-SRWG1-DR-HI-0130 P03 Highways Alignment Cross Sections Tesco Sheet 3 WMHP-TG-SRWG1-DR-HI-0131 P03 Highways Alignment Mainline Sheet 4 WMHP-TG-SRWG1-DR-HI-0132 P03 Highways Alignment Mainline Sheet 5 WMHP-TG-SRWG1-DR-HI-0133 P03 Highways Alignment Mainline Sheet 6 WMHP-TG-SRWG1-DR-HI-0134 P03 Highways Alignment Mainline Sheet 7 WMHP-TG-SRWG1-DR-HI-0135 P03 Highways Alignment Mainline Sheet 8 WMHP-TG-SRWG1-DR-HI-0136 P03 Highways Alignment Mainline Sheet 9 WMHP-TG-SRWG1-DR-HI-0137 P03 Highways Alignment Mainline Sheet 10 WMHP-TG-SRWG1-DR-HI-0138 P03 Highways Alignment Mainline Sheet 11 WMHP-TG-SRWG1-DR-HI-0139 P03 Highways Alignment Mainline Sheet 12 WMHP-TG-SRWG1-DR-HI-0140 P03 Highways Alignment Mainline Sheet 13 WMHP-TG-SRWG1-DR-HI-0141 P03 Highways Alignment Mainline Sheet 14 WMHP-TG- SRWG1-DR-HI-0142 P03 Highways Alignment Mainline Sheet 15 WMHP-TG-SRWG1-DR-HI-0143 P03 Highways Alignment Mainline Sheet 16 WMHP-TG-SRWG1-DR-HI-0144P03 Highways Alignment Mainline Sheet 17 WMHP-TG-SRWG1-DR-HI-0145 P03 Highways Alignment Mainline Sheet 18 WMHP-TG-SRWG1-DR-HI-0146 P03 Highways Alignment Mainline Sheet 19 WMHP-TG-SRWG1-DR-HI-0151-159 Highways Alignment Isopachytes (listed under condition 5) WMHP-TG-SRWG1-DR-HI-0171 P01 Integration with developer proposals between SWDR and Star Lane crossing planning condition 6.f. WMHP-TG-SRWG1-DR-HI-0401 P03 Highways Road Restraints Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0403 P03 Highways Road Restraints Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0404 P03 Highways Road Restraints Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0405 P03 Highways Road Restraints Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0406 P03 Highways Road Restraints Plan Layout Sheet 3					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0407 P03 Highways Road Restraints Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0408 P02 Highways Road Restraints Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0409 P02 Highways Road Restraints Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0421 P02 Highways Road Restraints Details WMHP-TG-SRWG1-DR-HI-0701-0708 P03 Highway Pavement Plan Sheets 1-8 WMHP-TG-SRWG1-DR-HI-0721 P02 Highway Pavement Details WMHP-TG-SRWG1-DR-HI-0731 P04 Highway Surfacing Plan Sheet 1 WMHP-TG-SRWG1-DR-HI-0732 P03 Highway Surfacing Plan Sheet 2 WMHP-TG-SRWG1-DR-HI-0733 P03 Highway Surfacing Plan Sheet 3 WMHP-TG-SRWG1-DR-HI-0734 P03 Highway Surfacing Plan Sheet 4 WMHP-TG-SRWG1-DR-HI-0735 P03 Highway Surfacing Plan Sheet 5 WMHP-TG-SRWG1-DR-HI-0736 P03 Highway Surfacing Plan Sheet 6 WMHP-TG-SRWG1-DR-HI-0737 P03 Highway Surfacing Plan Sheet 7 WMHP-TG-SRWG1-DR-HI-0738 P03 Highway Surfacing Plan Sheet 8 WMHP-TG-SRWG1-DR-HI-1201 P03 Traffic Signs Road Marking Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1202 P03 Traffic Signs Road Marking Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1203 P03 Traffic Signs Road Marking Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-1204 P03 Traffic Signs Road Marking Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-1205 P03 Traffic Signs Road Marking Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-1206 P03 Traffic Signs Road Marking Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-1207 P03 Traffic Signs Road Marking Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-1208 P03 Traffic Signs Road Marking Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-1209 P01 Traffic Signs Road Marking Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-1231 P01 Finchampstead Road South Toucan Signal Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1232 P01 Finchampstead Road South Toucan Signal Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1233 P01 Tesco Toucan Layout Signal Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1234 P01 Tesco Toucan Layout Signal Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1235 P01 SWDR FP25 Toucan Layout WMHP-TG-SRWG1-DR-HI-1236 P01 SWDR FP25 Toucan Ducting WMHP-TG-SRWG1-DR-HI-1237 P01 Highways Easthampstead Road Junction Signal Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1238 P01 Highways Easthampstead Road Junction Signal Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1239 P01 Highways Easthampstead Road Ducting WMHP-TG-SRWG1-DR-HI-1240 P01 Highways Croudace Link Junction Signal Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1241 P01 Highways Croudace Link Junction MOVA Detection Plan Sheet 2 WMHP-TG-SRWG1-DR-HI-1242 P01 Highways Croudace Link Junction Ducting Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-1243 P01 Highways Heathlands Road Junction Signal Layout Sheet 1					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-1244 P01 Highways Heathlands Road Junction MOVA Detection Plan Sheet 2 WMHP-TG-SRWG1-DR-HI-1245 P01 Highways Heathlands Road Junction Ducting Layout Sheet 3 WMHP-TG-SRWG1-DR-SE-5101 P03 New Gypsy Lane Footbridge / Boardwalk General Arrangement WMHP-TG-SRWG1-DR-SE-5102 P04 NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 KEY PLAN WMHP-TG-SRWG1-DR-SE-5103 P03 new gypsy lane footbridge / boardwalk modules sheet 1 WMHP-TG-SRWG1-DR-SE-5104 P04 new gypsy lane footbridge / boardwalk structure reference: 3094 modules sheet 2 WMHP-TG-SRWG1-DR-SE-5105 P04 New Gypsy Lane Footbridge / Boardwalk Elevations WMHP-TG-SRWG1-DR-SE-5106 P04 New Gypsy Lane Footbridge / Sections and Details Sheet 1 of 2 WMHP-TG-SRWG1-DR-SE-5107 P04 New Gypsy Lane Footbridge / Boardwalk Structure Reference: 3094 Sections and Details Sheet 2 Of 2 WMHP-TG-SRWG1-RP-HI-0507 P01 Detention Basin – Amenity Design WMHP-TG-SRWG1-SH-HI-1202 P01 Finchampstead Road Signalised Crossing Timing Schedule WMHP-TG-SRWG1-SH-HI-1203 P01 Footpath 25 Signalised Crossing Timing Schedule WMHP-TG-SRWG1-SH-HI-1204 P01 Tesco Signalised Crossing Timing Schedule WMHP-TG-SRWG1-SH-LI-1301 P01 Lighting Schedule WMHP-TG-SRWG1-SP-HI-1205 P01 Specification Appendix 12/5					
	Road Safety Audit Stage 2 November 2021 WIE17531.104.R.4.3.1.RSA 2 Road Safety Audit Stage 2 Response Report October 2021 WMHP-TG-SRWG1-RP-HS-0026 P03	17/01/2022				
	WMHP-TG-SRWG1-DR-HI-0001 P03 Scheme Layout WMHP-TG-SRWG1-DR-HI-0038 P03 Highways Alignment Swept Path Analysis WMHP-TG-SRWG1-DR-HI-0043 P05 Highways Planning Swept Path Analysis Sheet 4 WMHP-TG-SRWG1-DR-HI-0301 P04 Highways Fencing Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0302 P04 Highways Fencing Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0303 P04 Highways Fencing Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0304 P04 Highways Fencing Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0305 P04 Highways Fencing Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0306 P04 Highways Fencing Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0307 P04 Highways Fencing Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-0308 P06 Highways Fencing Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0309 P04 Highways Fencing Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-0321-P03 - Highways Fencing Details WMHP-TG-SRWG1-DR-HI-0322-P01 - Highways Fencing Details WMHP-TG-SRWG1-DR-HI-0402-P04 - Highways Road Restraints Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1101-P04 - Highways Kerb and Footway Plan Layout Sheet 1	08/04/2022				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-1102-P04 - Highways Kerb and Footway Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1103-P04 - Highways Kerb and Footway Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-1104-P04 - Highways Kerb and Footway Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-1105-P04 - Highways Kerb and Footway Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-1106-P04 - Highways Kerb and Footway Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-1107-P04 - Highways Kerb and Footway Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-1108-P04 - Highways Kerb and Footway Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-1109-P04 - Highways Kerb and Footway Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-1121-P03 - Highways Kerbs and Footway Details Sheet 1 WMHP-TG-SRWG1-DR-HI-1122-P03 - Highways Kerbs and Footway Details Sheet 2 WMHP-TG-SRWG1-DR-HI-1123-P03 - Highways Kerbs and Footway Details Sheet 3 WMHP-TG-SRWG1-DR-HI-1124-P03 - Highways Kerbs and Footway Details Sheet 4 WMHP-TG-SRWG1-DR-HI-1125-P03 - Highways Kerbs and Footway Details Sheet 5 WMHP-TG-SRWG1-DR-HI-0581-P02 - Highways Ducting Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0582-P02 - Highways Ducting Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0583-P02 - Highways Ducting Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0584-P02 - Highways Ducting Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0585-P02 - Highways Ducting Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0586-P02 - Highways Ducting Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0587-P02 - Highways Ducting Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-SE-4102-P02 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet WMHP-TG-SRWG1-DR-SE-4103-P03 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 2 WMHP-TG-SRWG1-SP-HI-0401-P05 - Specification Appendices - Road Restraint Systems					
Condition 7	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4505 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 2 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3 WMHP-TG-SRWG1-DR-SE-4507 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 4	16/03/2022	213441	before construction of the bridge commences	Detailed design of the road-bridge over the Emm Brook (see informative 4): revisions are required to address the points in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached	
	WMHP-TG-SRWG1-DR-SE-4102-P02 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 1	08/04/2022				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-SE-4103-P03 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 2					
Condition 8	Drawings as for condition 7		213441	before construction of the bridge commences	Materials for the Emm Brook road bridge: revisions are required to address the issues in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
	Reckli concrete surface protection details	11/05/2022				
	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3"	08/04/2022			Materials for the Emm Brook footbridge: There is no objection to the submitted details but addition detail of robust, not-slip strips , to be attached to the surfaces is required.	
Condition 9	WMHP-TG-SRWG1-RP-LS-0003_P03 - Arboricultural Impact Assessment March 2022	08/04/2022	213554	Before commencement of phase	Updated AIA (unless details pursuant to condition 6.s. confirms it is not required): approved.	14/12/2022
Condition 10	WMHP-TG-SRWG1-DR-HI-0201 P03 Highways Site Clearance Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0202 P03 Highways Site Clearance Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0203 P03 Highways Site Clearance Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0204 P03 Highways Site Clearance Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0205 P03 Highways Site Clearance Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0206 P03 Highways Site Clearance Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0209 P02 Highways Site Clearance Plan Layout Sheet 9	14/10/2021	213430	no submission required	No removal of retained vegetation without consent: the trees shown to be retained are consistent with those trees shown to be retained and protected on the Tree Protection Plans provided as part of the Arboricultural Impact Assessment, prepared by Tracy Clarke Tree Consultancy Ltd (WMHPTG-SRWG1-RP-LS-0003-P03) dated March 2022 under condition 11 and are acceptable.	14/12/2022
	WMHP-TG-SRWG1-DR-HI-0207-P05 - Highways Site Clearance Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-0208-P05 - Highways Site Clearance Plan Layout Sheet 8	08/04/2022				
Condition 11	WMHP-TG-SRWG1-RP-LS-0003_P03 - Arboricultural Impact Assessment March 2022	08/04/2022	213554	Before commencement of phase	Arboricultural Method Statement & Scheme of Works: a revised AIA has been submitted but not an AMS which will need to be submitted to comply with this condition, as advised in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
Condition 12	WMHP-TG-SRWG1-DR-LS-3011 P01 Highways Planting Schedule WMHP-TG-SRWG1-DR-LS-3027 P01 Ecological Enhancements Sections Sheet 7 WMHP-TG-SRWG1-SK-HI-0166 P01 Consideration for Future Public Right of Way along the Emm Brook corridor	14/10/2021	213430	before commencement other than enabling works	Landscaping (with specific requirements listed; see informative 5 for 12f) (tree pits): revisions are required to address the points in the LPA's emails of 25 & 31 May 2022 "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
	WMHP-TG-SRWG1-RP-HI-0507 P01 Detention Basin – Amenity Design (submitted under condition 6 with details of SuDS design)	26/10/2022				
	DAE Montseny Seat specification	16/03/2022				
	WMHP-TG-SRWG1-DR-HI-0301 P04 Highways Fencing Plan Layout Sheet 1	08/04/2022				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0302 P04 Highways Fencing Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0303 P04 Highways Fencing Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0304 P04 Highways Fencing Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0305 P04 Highways Fencing Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0306 P04 Highways Fencing Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0307 P04 Highways Fencing Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-0308 P06 Highways Fencing Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0309 P04 Highways Fencing Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-0321-P03 - Highways Fencing Details WMHP-TG-SRWG1-DR-HI-0322-P01 - Highways Fencing Details WMHP-TG-SRWG1-DR-LS-3001-P04 - Highways Soft Landscaping Planting Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3002-P04 - Highways Soft Landscaping Planting Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3003-P04 - Highways Soft Landscaping Planting Plan Sheet 3 WMHP-TG-SRWG1-DR-LS-3004-P04 - Highways Soft Landscaping Planting Plan Sheet 4 WMHP-TG-SRWG1-DR-LS-3005-P04 - Highways Soft Landscaping Planting Plan Sheet 5 WMHP-TG-SRWG1-DR-LS-3006-P04 - Highways Soft Landscaping Planting Plan Sheet 6 WMHP-TG-SRWG1-DR-LS-3007-P04 - Highways Soft Landscaping Planting Plan Sheet 7 WMHP-TG-SRWG1-DR-LS-3008-P03 - Highways Soft Landscaping Planting Plan Sheet 8 WMHP-TG-SRWG1-DR-LS-3009-P03 - Highways Soft Landscaping Planting Plan Sheet 9 WMHP-TG-SRWG1-DR-LS-3010-P04 - Highways Tree Pit Construction Details WMHP-TG-SRWG1-DR-LS-3011-P02 Highways Construction Details (NB shows tree pit details) WMHP-TG-SRWG1-DR-LS-3021-P02 - Highways Riverbank Ecological Enhancements Location Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3022-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 1 Sheet 2 WMHP-TG-SRWG1-DR-LS-3023-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 2 Sheet 3 WMHP-TG-SRWG1-DR-LS-3024-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 4 WMHP-TG-SRWG1-DR-LS-3025-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 5 WMHP-TG-SRWG1-DR-LS-3026-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 6 WMHP-TG-SRWG1-DR-LS-3031_P03 - Highways Tree Impact Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3032_P03 - Highways Tree Impact Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3033_P03 - Highways Tree Impact Plan Sheet 3 WMHP-TG-SRWG1-DR-LS-3034_P03 - Highways Tree Impact Plan Sheet 4 WMHP-TG-SRWG1-DR-LS-3041_P03 - Highways Tree Protection Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3042_P03 - Highways Tree Protection Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3043_P03 - Highways Tree Protection Plan Sheet 3					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-LS-3044_P03 - Highways Tree Protection Plan Sheet 4 WMHP-TG-SRWG1-SP-LS-3001-P07 Written Landscape Specification April 2022					
	Habitat Matters - Sign	08/08/2022				
Condition 13	Landscape & Ecological Management Plan WHMP-TG-SRWG1-RP-LS-3001 P04 April 2022	08/04/2022	213430	Before commencement of phase	Landscape and Ecological Management Plan: revisions are required to address the points in the LPA's email of 25 May 2022, the earlier email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
Condition 14	Environmental Statement Addendum for Discharge of Condition 14 November 2021 V9	10/06/2022	213995	before commencement	Assessment of construction impacts/ES Addendum for temporary haul roads, compounds & related enabling works (see informative 8): the Environment Agency has requested clarification of the level of the haul road (their letter of 12 October 2022, shared with your team on 13 October 2022). This needs to be addressed before these details can be approved.	
Condition 15	Biodiversity Metric 3.0 Calculation 27 September 2021 WMHP-TG-SRWG1-CA-LS-3001-P03	18/10/2021	213430	before commencement other than enabling works	Biodiversity Net Gain (updated calculator and any off-site off-set scheme): revisions are required to address the points in the LPA's email of 25 May 2022, the earlier email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
	BMA Technical Note WMHP-TG-SRWG1-RP-LS-0002 P01 28 September 2021	25/05/2022				
Condition 16	WMHP-TG-SRWG1-DR-LI-1301 P03 Highways Lighting Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-LI-1302 P03 Highways Lighting Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-LI-1303 P03 Highways Lighting Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-LI-1304 P03 Highways Lighting Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-LI-1305 P03 Highways Lighting Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-LI-1306 P03 Highways Lighting Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-LI-1307 P03 Highways Lighting Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-LI-1308 P02 Highways Lighting Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-LI-1321 P02 Highways Lighting Details Specification Appendices WHMP-TG-SRWG1-SP-LI-1301 P02 Road Lighting Technical Note WMHP-TG-SRWG1-RP-HI-1301 P01	14/10/2021	213430	Implementation before any section of road comes into use	Lighting (balancing safety, ecology and amenity): Note 6 on WMHP-TG-SRWG1-DR-LI-1301 states that columns to be fitted with baffles are identified on a schedule but no schedule has been provided. The ecologist's recommendation regarding baffles is attached. This information is required but could be appended to the Specification Appendices to avoid the need to update the drawings. (The LPA's email "2022_05_31 informal feedback on condition 12 (landscaping)" also refers). See condition 12 for revisions to the landscaping required to mitigate the impact of lighting on bat corridors.	
Condition 17	Written Scheme of Investigation for Archaeological Strip, Map and Sample and Watching Brief 70026376-WSI Revision 2 September 2021	14/10/2021	213430	Before commencement	Archaeology: the WSI is acceptable. Works should be carried out and a report of the investigation submitted in accordance with the approved details.	14/12/2022
Condition 18		N/A	N/A	no submission required	FRA implementation in according with phasing pursuant to condition 4:	N/A
Condition 19	Drainage SuDS Coordination Technical Note WMHP-TG-SRWG1-RP-HI-0510 Revision P01 15 October 2021 MicroDrainage Results WMHP-TG-SRWG1-SH-DD-0501 Revision P03 29 September 2021 Specification Appendices 500 Series Drainage Schedule WMHP-TG-SRWG1-SH-DD-0501Revision P02, 30 September 2021 Specification Appendices Drainage WMHP-TG-SRWG1-SP-HI-0501 Revision P02 29 September 2021	26/10/2021	213441	Before commencement	SuDS strategy (informative 11, having regard to the Wokingham SuDS Strategy, 2017): as per the LPA's email "2022_05_31 informal feedback on condition 12 (landscaping)": The design of culverts O and N needs to be revised to provide ecological permeability . (Also see comments on condition 12 regarding materials). The headwall materials are not acceptable in the public open spaces including the SANG. (Also see comments on condition 12 regarding materials).	
Condition 20	WMHP-TG-SRWG1-DR-DD-0501 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0502 P03 Highways Drainage Plan Layout	26/10/2021	213441	Before commencement of phase	SuDS detailed design (informative 11, having regard to the Wokingham SuDS Strategy, 2017): as per the LPA's email "2022_05_31 informal feedback on condition 12 (landscaping)":	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-DD-0503 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0504 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0505 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0506 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0507 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0508 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0509 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0521 P02 Highways Drainage Details Sheet 1 WMHP-TG-SRWG1-DR-DD-0522 P03 Highways Drainage Details Sheet 2 WMHP-TG-SRWG1-DR-DD-0523 P03 Highways Drainage Details Sheet 3 WMHP-TG-SRWG1-DR-DD-0527 P01 Highways Mammal Tunnels WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan (also relates to condition 22) WMHP-TG-SRWG1-DR-DD-0534 P01 Culvert Location Plan WMHP-TG-SRWG1-DR-DD-0535 P02 Pipe Culvert A - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0536 P02 Pipe Culvert B - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0537 P01 Highways Drainage Design Culvert F WMHP-TG-SRWG1-DR-DD-0538 P01 Highways Drainage Design Culvert H WMHP-TG-SRWG1-DR-DD-0571 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0572 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0574 P01 Preliminary SANG Drainage Culvert F WMHP-TG-SRWG1-DR-DD-0575 P01 Preliminary SANG Drainage Culvert H WMHP-TG-SRWG1-DR-DD-0577 P01 SANG Typical Sections WMHP-TG-SRWG1-DR-DD-0578 P01 Highway Detention Basin Cross Sections WMHP-TG-SRWG1-DR-DD-2500 P03 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-DD-2501 P02 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0576 P02 SANG Pipe Culvert K WMHP-TG-SRWG1-DR-SE-0581 P03 Culvert N Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0582 P03 Culvert N Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0584 P01 Culvert N Luckley Brook Sheet Piled Wall WMHP-TG-SRWG1-DR-SE-0585 P02 Culvert N Luckley Brook Sheet Piled Wall Capping Beam RC Details WMHP-TG-SRWG1-DR-SE-0587 P02 Culvert O Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0588 P02 Culvert O Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0590 P02 SANG Culvert D and E Site Plan WMHP-TG-SRWG1-DR-SE-0591 P03 SANG Culvert D General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0592 P03 SANG Culvert D General Arrangement Sheet 2				The design of culverts O and N needs to be revised to provide ecological permeability . (See comments on condition 12) The headwall materials are not acceptable in the public open spaces including the SANG. (See comments on condition 12).	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-SE-0593 P03 SANG Culvert E General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0594 P03 SANG Culvert E General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0596P04 Culvert C Site Plan WMHP-TG-SRWG1-DR-SE-0597 P03 Culvert C General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0598 P03 Culvert C General Arrangement Sheet 2					
	WMHP-TG-SRWG1-SK-HI-0172-P01 Highways coordinated features for roundabout plan layout for information only	16/03/2022				
Condition 21	Drawings as for condition 20 plus: Ordinary Watercourse Connection Points Technical Note WMHP-TG-SRWG1-TN-DD-0509 P01 Ordinary Watercourse Consent TG email to WBC Ordinary Watercourse Consent WBC Receipt Thames Water Bespoke Manhole TWS01 Approval in Principle WMHP-TG-SRWG1-RP-SE-2501 P02	26/10/2021	213441	Before commencement	Connections to the drainage system: approved.	14/12/2022
Condition 22	WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan	26/10/2021	213441	Before commencement	Drainage exceedance routes: approved.	14/12/2022
Condition 23	Surface Water Management, Adoption and Maintenance Plan WMHP-TG-SRWG1-RP-DD-0508 P01	26/10/2021	213441	Before commencement	Drainage maintenance: revisions are required to address the points in the LPA's email of 25 May 2022, the earlier email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
Condition 24	WMHP-BB-SWDR-SRWG1-PLN-PM-0001 Construction Environmental Management Plan (CEMP) Main Construction Works May 2022	13/10/2021	213417	Before commencement	CEMP (see informative 10): the CEMP needs to be updated to address the following outstanding issues: - The tree protection plans in this document are not the latest revision (P2, rather than P3 as in the AIA & ES Addendum) and need to be updated (Landscape officer's comments of 6 July 2022 forwarded to your team on 7 July 2022); - The impact on otters is not adequately addressed (Environment Agency letter of 12 October 2022 shared with your team the same day); and - The highway related issues set out in the LPA's email of 25 May 2022, the earlier email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached.	
Condition 25		N/A	N/A	no submission required	Hours of work (unless out of hours working requested):	N/A
Condition 26		N/A	N/A	no submission required	Contamination (remediation if contamination is found):	N/A
Condition 27				in accordance with phasing pursuant to condition 4 (completion August/October 2024)	Off-site highway works at i) Finchampstead Road/Molly Millars Lane (the Western Gateway) (see informative 13):	
					Off-site highway works at ii) Barkham Road/Molly Millars Lane:	
					Off-site highway works iii) Old Wokingham Road/Waterloo Road/Peacock Lane:	
Condition 28		26/10/2021	213441	No submission required	Closure of Easthampstead Road south of the SWDR only after turning head and alternative route are available: this condition requires development to take place in a specified order but does not require submission and approval of details. Furthermore, the submitted drawings also relate	N/A

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					to other conditions and have been considered in relation to those, so have not been considered further in relation to this condition.	
Condition 29				Before commencement	ESP: there have been no formal submissions, although there have been informal exchanges.	

[REDACTED]

From: [REDACTED]
Sent: 31 May 2022 17:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: SWDR conditions of planning permission 192928

Afternoon [REDACTED]

As mentioned in relation to condition 12 (landscaping), I have now received coordinated comments from the ecologist and landscape officers regarding the changes to planting recommended by Duncan in his ecology comments.

It was recommended that more undulations be incorporated in the base of the Holme Park SANG attenuation basin, together with amendments to the proposed planting to support biodiversity. Related to this, please can you clarify whether the planting around the ponds in the SANG is to be carried out as part of the SWDR works or later by the consortium. If soft landscaping is to be carried out by the SWDR team, planting will need to be included in the landscaping proposals. Suggestions are reedbeds in base as area will be flooding regularly; several trees on the banks (but not too many) and shrubs planted on the steeper slopes and around headwalls. If the soft landscaping is to be carried out by the consortium at a later date, will there be any interim measures in place?

Prunus padus (Bird Cherry) is not native to this part of England and should be removed from the woodland mix planting, although it can be retained as part of the proposed planting in more formal areas. Alternative fruiting trees that are found locally are *Sorbus torminalis* (Wild Service Tree), and *Malus sylvestris* (Crab Apple).

Amelanchier lamarckii 'Robin Hill' is a non-native tree species and should not be included in the native hedgerow with trees mix if it is to be included in the BNG calculation. An acceptable alternative would be *Carpinus betulus*, *Prunus avium*, or *Ulmus*.

Alnus incana (Grey Alder) is a non-native species that should not be included in the woodland planting schedule. It would be preferable to replace this with a native understorey/edge species such as *Rhamnus cathartica* in the woodland mix.

Salix pentandra (Bay Willow) is not native to this part of England and should be removed from the wet woodland schedule. An appropriate alternative would be *Salix purpurea* (Purple Willow).

Typha latifolia should be removed from the riparian planting schedule and replaced with plug plants of *Eupatorium cannabinum* (Hemp Agrimony).

Within the Holme Park SANG attenuation basin the proposed EM8 mix listed should be supplemented with *Eupatorium cannabinum* (Hemp Agrimony), *Lythrum salicaria* (Purple Loosestrife), and *Caltha palustris* (Marsh Marigold) to provide species more suited to the wetter areas.

I also notice that Conditions 19/20 cross reference to condition 6 with reference to treatment headwalls but the relevant comment is actually under condition 12.

Kind regards

[REDACTED]

Delivery Manager (South Wokingham & Wokingham Town Centre)
Development Delivery Team | Place & Growth | Wokingham Borough Council | PO Box 157 | Shute End | Wokingham | RG40 1WR

[REDACTED]



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: [REDACTED]
Sent: 25 May 2022 16:59
To: [REDACTED]
Cc: [REDACTED]
Subject: SWDR conditions of planning permission 192928

[REDACTED]

Further to my email of 13 May, below are the issues that need to be addressed before conditions details can be approved.

Condition 5 levels (213441)

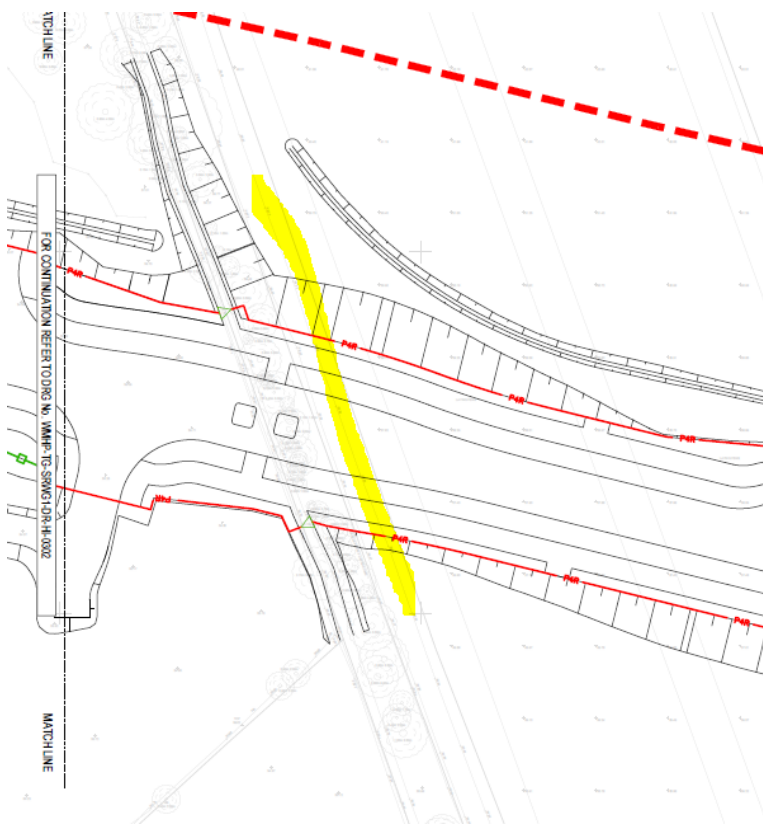
Please provide chainage drawings and longitudinal sections, as provided at the original application stage, showing existing, approved and proposed levels to allow comparison. I am aware that the consortium have raised concerns about the level of the road being increased and need to understand the scope of the issue.

Condition 6 Detailed design (213441)

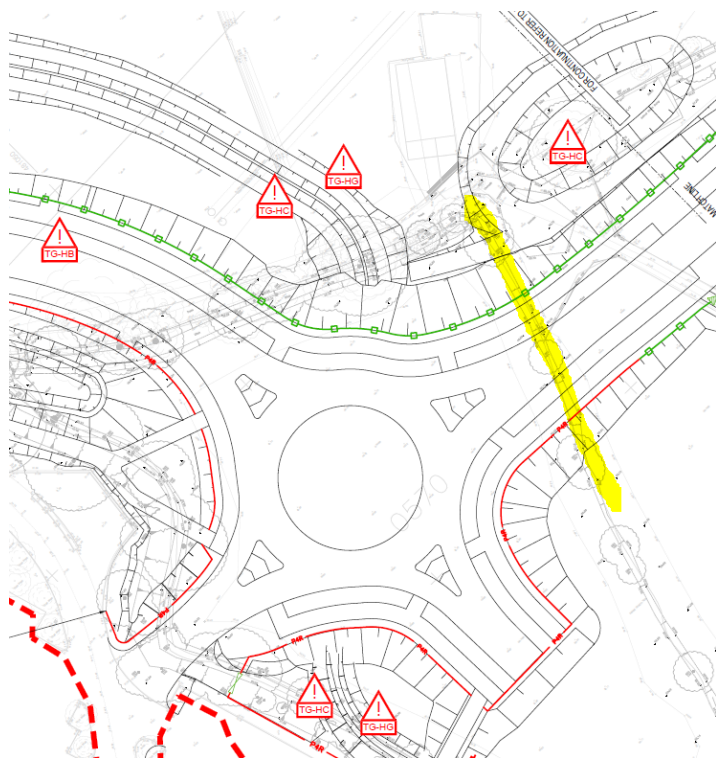
A mammal shelf needs to be designed into Culverts N and O on the Luckley Brook to provide ecological permeability. Even if there is insufficient headroom for a mammal shelf to work in flood conditions (600mm above 1:100 +70%) it is still appropriate for a shelf to be installed with the 600mm headroom with ramped access in order to provide a safe crossing route under the roundabout in non-flood conditions.

Measures to prevent access by children need to be added to the two mammal tunnels are shown in plan WMHP-TG-SRWG1-DR-DD-0527.

Additional mammal tunnels are required in these two locations, with reference to the fencing plans, on WMHP-TG-SRWG1-DR-HI-0303 (highlighted yellow):



and on WMHP-TG-SRWG1-DR-HI-301:



a) direct, safe and convenient crossing provision for pedestrians and cyclists – the RSA has not picked departure from standards-visibility on the approach to roundabout at Landen Court Reference WMHP-TG-SRWG1-RP-HI-0017 DATED 23/06/21. In previous meetings measures to lower the speeds on the approach, such as a raised table, were discussed but the design does not appear to incorporate any measures to address the issue. This needs to be addressed.

m) updated visibility (for pedestrians, cyclists and motor vehicles) and tracking drawings – please can you clarify which drawings the visibility is shown on.

p) highway adoption extents: note that this is still to be confirmed/provided.

Conditions 7 & 8 road bridge design and materials (213441)

Condition 7 requires the design of the bridge to incorporate features to support biodiversity, reflecting the commitment to in paragraph 5.2.1 of the bat survey within the original planning application bundle which recommended provision of bat boxes within the Emm Brook bridge and other culverts as an enhancement measure. The design should be revised to provide integrated bat roosting features in the wing walls of the bridge – with access through pre-cast entry points to a suite of standard integrated bat boxes buried in the embankments. In a similar way, the potential for integrated bat boxes to be added to the design of the mammal tunnels needs consideration.

Given the clear advice given at an early stage regarding the quality of the road bridge design and materials, together with the explicit requirements of condition 7, it is very disappointing that the design has simply been tinkered with rather than fundamentally revised. The revised parapet railing is an improvement and the additional planting will help to blend the wingwalls into the wider landscape. However, it still does not represent a cohesive, quality design and does not address near views, especially the experience of pedestrians and cyclists passing under the bridge. The proposed textured finishes now proposed (you have provided moulds and thumb-nail photographs but not samples) are very urban and worse than the smooth finish originally proposed. We also have concerns about the ongoing maintenance costs of the protective product proposed, as the coating will need to be replaced every five times graffiti is removed. The council's budget for this is tiny and failure to remove graffiti promptly would detract from the quality and ultimately the perceived safety of the route making it less attractive to users. Has there been any consideration of how often this will occur or the ongoing costs associated and how this will be met? Alternative treatment of the wing walls needs to be considered: options include gabions which would be less likely to attract graffiti and would support wildlife, climbing plants or a green-wall system which could be cut back to allow maintenance inspections

Condition 11 AMS (213554)

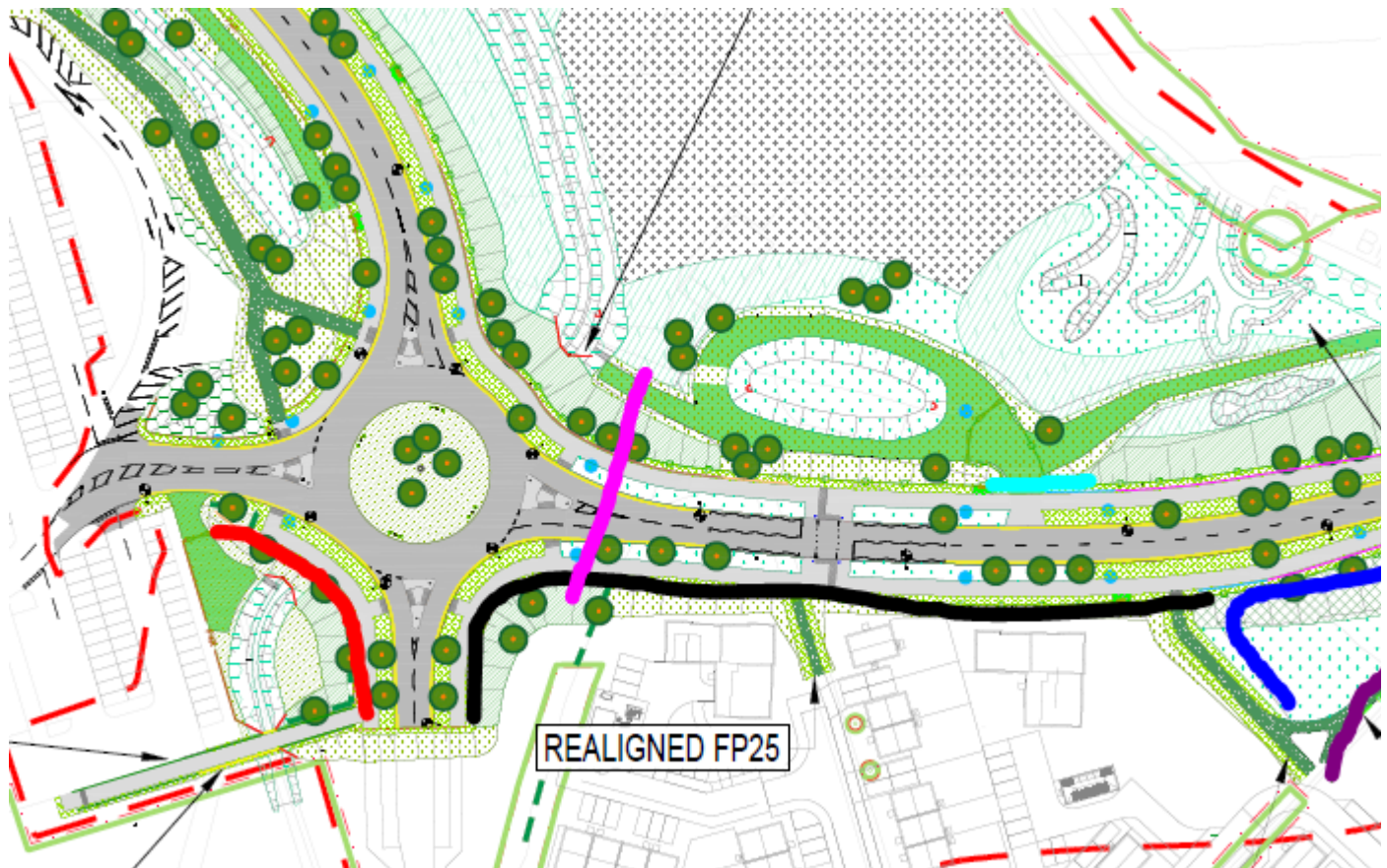
A revised AIA has been submitted but not an AMS which will need to be submitted to comply with this condition.

Condition 12 landscaping (213430)

The Planting Schedule needs to be updated in line with the revised landscape drawings.

With regard to enclosure:

- A detail is needed showing how the wildlife mesh fencing will attach to the bridge over the Emm Brook, to ensure that there is a secure junction (yellow dots).
- Other than the balustrading over the footbridge, the fencing from either side of footpaths 9 & 24 should be removed (purple line)
- Fencing with wildlife mesh should be continued into the SANG on the eastern side of the footpath (blue line)
- The fence-line should be continued along the back of the highway and a less intrusive gate (eg a sturdy five bar gate with wildlife mesh) at the SuDS maintenance access (turquoise line)
- Gates should be removed at the northern end of Footpath 25, where the SWDR crosses Footpath 10 and the new path from the SANG to the SWDR
- It will not be appropriate to retain fencing on the black line in the long-term but measures will be required to deter wildlife from straying onto the road. This product, which has been used elsewhere in the WMHP is recommended <https://www.aco.co.uk/products/guide-wall> together with Aco tunnels <https://www.aco.co.uk/products/climate-tunnel> under the footpaths.
- the fencing from around the SuDS features in the Holme Park SANG should be removed
- Wildlife mesh should be applied to the post and rail fencing in proximity to the mammal tunnels alongside culverts A, B, and C where they cross the SWDR and for culvert C along the edge adjacent to the SWDR)
- The fencing details should include detailed drawings of the proposed gates, including the maintenance gates. The highly industrial gate illustrated on Drawing No WMHP-TG-SRWG1-DR-HI-0001 P03 *Scheme Layout* is not appropriate and a sturdy five-bar, timber gate to complement the fences is recommended. It should be a security gate that detailing should show the hinges with one facing up and the other down, to prevent the gate being lifted off.



With reference to the WMHP-TG-SRWG1-DR-LS plans:

3002 P04 – The access path to the attenuation basin south of the SWDR is shown as being wildflower mix, which will not be the case in the long-term. The treatment of this area should be revised to reflect Persimmon's proposals and avoid the need for the wildflower grassland habitat to be considered in their baseline BNG assessment.

The ecologist has recommended a number of revisions to the proposed planting to enhance the ecological aspects of the proposals but these are not necessarily consistent with the landscape and amenity objectives. The landscape officer and ecologist are going to discuss this between them and will provide a joint response regarding the extent of revisions required to achieve an appropriate balance shortly.

While there is no objection to the Highways Riverbank Ecological Enhancements (relevant to item u) more information is required in relation to the biodiversity net gain calculator (see condition 15).

Headwalls, inlets and outlets should be clad with materials that are sensitive to the setting (not steel balustrades and bare concrete faces). For example, gabion baskets or timber clad headwalls, as used in the Finchwood Park SANG (in Arborfield next to West Court/Sheerlands Avenue) where timber balustrades are also used to better integrate the engineering into the landscape. A similar approach should be adopted here.

The Emm Brook path (paragraph j) needs to be included, in line with internal discussions

WMHP-TG-SRWG1-DR-HI-0001 P03 Scheme Layout – why is a pedestrian guardrail needed on the access into Tesco?

Condition 13 LEMP (213430)

The requirement for slow-release fertiliser to be incorporated in the soil of all new tree pits (section 6.3) should be removed. It is preferable for the root balls of all tree planting to be given a mycorrhizal treatment immediately before planting, which will aid better establishment in the long-term.

In terms of ongoing establishment of planted trees, the re-application of bark mulch in the 5-year aftercare period is preferable to weed management using glyphosate and so should be prioritised in the ongoing care sections of the LEMP. Both bark mulch and herbicide are specified but if the mulch is working properly it should not be necessary to spray as well so it should be clear in the LEMP which is the preferred method and which is only for emergency use. Spraying herbicide in August is too late to benefit tree establishment. This method should be narrowed down to before mid-June at the latest.

There is no information as to how the area of 'Other neutral grassland will be enhanced to 'Lowland meadows' in good condition. This needs to be specified and should be through the use of bespoke species enrichment rather than use of an off the shelf seed mix – with reference to an NVC target.

It is not clear from the LEMP who will have ongoing responsibility for management of soft landscaping beyond the adopted highway. Some of these areas will be within future SANG and the local planning authority can be confident of secured ongoing management through the planning obligations for these SANGs. However, this is not the case for the grassland and woodland near the Emm Brook but north of the SWDR. The LEMP needs to be clear who will have ongoing management responsibility for these areas and how the proposed habitats will be secured for a minimum of 30 years in order to achieve biodiversity net gain.

The design of the Riverbank Ecological Enhancements is reliant on an average water level which is shown in the plans. This creates shallow marginal shelves which are of high ecological value. The LEMP needs to include provision for follow up monitoring of the water level in the first year post creation to check that the marginal shelf is at the right level in relation to water levels – with remedial measures taken to correct, if not. Otherwise, there is risk that the proposed enhancements will fail.

Condition 14 EA addendum (213995)

The Environment Agency objection, forwarded on 22 March, needs to be addressed. Jean indicated this is due to be submitted shortly.

Condition 15 BNG (213430)

The biodiversity net gain calculator submitted is a refinement of the calculator submitted for 192928 but there is no accompanying technical note so it is not always clear how habitat types and condition scoring of the post-development scenario has been determined.

Habitat units. The baseline broadly matches that previously submitted although I note that the area is slightly larger and this appears to be to resolve Western Gateway and the temporary construction haul road within this one calculator. There is no objection to this approach. However, no habitat type has been allocated anything other than low strategic significance and – given the Wokingham Biodiversity Action Plan, declared climate emergency, and proximity to local wildlife site ancient woodland - the woodland habitat types should be uprated to medium strategic significance.

Regarding habitat creation:

- 0.53 ha of 'Wet woodland' is proposed to be created to fairly good condition. It is not clear how this condition score has been justified. I think a moderate condition score is more appropriate.
- 0.044 ha of 'Other woodland, mixed' is proposed to be created to good condition. It is not clear how this condition score has been justified. I think a moderate condition score is more appropriate.
- Five lines of 'Other neutral grassland' have been proposed to be created to fairly good condition. It is not clear how these condition scores have been justified. The ecologist's view is that these lines cannot achieve more than moderate condition with the exception of the wetland mixes:
 - alongside the Luckley Brook to the north of the SWDR,
 - alongside the Emm Brook and around the scrapes,
 - between the SWDR and the path to the boardwalk in the SANG, and
 - in the channel of the diverted Emm Brook tributary from Easthampstead Road to Holme Park SANG
 which I think it reasonably likely to achieve good condition, if maintained by Wokingham Borough Council.
- 1.17 ha of 'Urban - Rain garden' are proposed to be created to fairly good condition. Is this area correct? Has it included more than the area alongside the road and the smaller attenuation basin bases? How is the condition score of fairly good is justified? Without justification, moderate is more appropriate.
- 1.5 ha of 'Other neutral grassland' is proposed to be created to moderate condition in the basin in the Holme Park SANG. The ecologist considers this can achieve good condition.
- With reference to the concern raised in Condition 13, please can more information be supplied to give confidence that the habitat created will be managed to such a condition for 30 years. In particular, I am concerned about land that is beyond the adopted highway and SANG locations.

Regarding habitat enhancement, the area of 0.67ha of proposed enhancement of grassland to 'Lowland meadows' in good condition will not be delivered according to the soft landscaping plans and LEMP. There is no proposed enhancement to this area and there is no indication of how it will be managed in the long-term to secure the enhancement. In the absence of revised plans and LEMP to show how this enhancement is effected, it will need to be removed from the calculator and the units not counted.

For an enhancement to 'Lowland meadows' a programme of species enrichment other than a standard seed mix needs to be proposed. NVC categories are mentioned in the calculator comments indicative that the target would be along the lines of a solid MG5 community. Species enrichment should reflect on this.

If enhancement to 'Lowland meadows' is retained in the calculator with supporting evidence for its achievement, it is reasonable for this to be of medium strategic significance as this habitat is a target for creation in the Wokingham Biodiversity Action Plan.

The Trading Summary worksheet show that the trading rules are not satisfied because there has not been sufficient like-for-like provision of replacement 'Temporary lakes, ponds and pools' nor 'Wet woodland'. Considering that there is proposed creation of very high distinctiveness 'Lowland meadows' habitat and that the attenuation basins will provide some form of temporary lake/pond habitat there is no objection to the deviation from the trading rules as providing a balanced suite of habitats within the landscape. This leaves the remaining criteria as being that of the 10% gain in habitat units. Currently this is not demonstrated but the gap to provision may narrow with changes. Off-site provision by Wokingham Borough Council (particularly 'Wet woodland' provision) could also be considered against the shortfall.

River Units. In the publication of Defra metric 3.0, the user guide and technical supplement made it clearer how to cover watercourses in the calculator. It does not appear as if the related guidance has been followed, though. Please can further information be supplied to show how:

- the Luckley Brook,
- the ordinary watercourse diversion from Eastern Gateway to Holme Park SANG, and
- the relevant culverts

are included in both the baseline and post-development scenario.

Biodiversity net gain proposals to the Emm Brook are shown in Riverbank Ecological Enhancement Plans. The calculator reflects these as a change in condition from moderate to fairly good. This may be a fair reflection but the evidence to support this change is not provided. Please supply the following information:

- The river type that the MoRPh survey is working to,
- The preliminary condition score, and
- The river condition indicator scores for the baseline and post-development scenario to show which indicators are expected to change through implementation of the plans and LEMP.

This is all information that should be downloadable from the Cartographer website used to undertake the MoRPh surveys so should be easily available to support the proposed condition change. With respect to the river condition indicators that are

expected to change, please can the LEMP be updated to show these specific indicator changes as objectives to achieve and maintain during ongoing management.

The ecologist advises that it should be fairly straightforward to update the calculator and provide the supporting information (some of which will need to be in a revised LEMP) to satisfy the condition.

Condition 16 lighting (213430)

Note 6 on WMHP-TG-SRWG1-DR-LI-1301 states that columns to be fitted with baffles are identified on a schedule but no schedule has been provided. The ecologist's recommendation regarding baffles is attached. This information is required but could be appended to the Specification Appendices to avoid the need to update the drawings.

See condition 12 for revisions to the landscaping required to mitigate the impact of lighting on bat corridors.

Conditions 19 & 20 (SuDS strategy and detailed design) (213441)

The design of culverts O and N needs to be revised to provide ecological permeability. (See comments on condition 6)

The headwall materials are not acceptable in the public open spaces including the SANG. (See comments on condition 6).

Condition 23 Drainage Maintenance (213441)

The submitted Surface Water Management, Adoption and Maintenance Plan (WMHP-TG-SRWG1-RP-DD-0508 Revision P01) gives a general approach to management of detention basins but has not tailored this to specifics of the basins designed. The ongoing management of the vegetation in the attenuation basins within what will become SANG may well be different to that of those more intimately associated with the highway. This document needs to be refined to reflect the detailed design of each basin. Furthermore, it needs to cross-reference with the LEMP document to ensure that vegetation management specifications are consistent.

This plan does not include any reference to protected species other than grass cutting outside of bird nesting season. The maintenance routine should be revised to include checking for colonisation or use of the basins by protected species and, should this occur, a mechanism for agreeing and a revised maintenance regime as necessary.

Condition 24 CEMP (213417)

EA objection forwarded 17/03/2022. Jean tells me there should be a response to this shortly.

The CEMP will need to be updated to include full TTRO information, coordinated with the WBC Streetworks team, once available.

With regard to peak hour construction traffic levels (pages 44-45), the anticipated figures to not allow for construction staff, who are likely to generate the main peak hour flows. This needs clarification and, depending on the volumes, operational assessments may be required at the Waterloo Rd / Peacock Rd junction.

The acceptability of the CEMP in highway terms, is dependent on provision of the haul road and pre-and post-construction surveys.

Kind regards



Delivery Manager (South Wokingham & Wokingham Town Centre)

Development Delivery Team | Place & Growth | Wokingham Borough Council | PO Box 157 | Shute End | Wokingham | RG40 1WR



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2022/129536/02-L01
Your ref: 213417
Date: 12 October 2022

Dear Sir/Madam

Application for submission of details to comply with the following condition of planning consent 192928 dated 24/05/2021. Condition 3 definition of enabling works. 4 phasing of construction. 24 construction environmental management plan CEMP)

Land south of Wokingham, east of Finchampstead Road, and west of Waterloo Road, Wokingham

Thank you for re-consulting us on the above application following the submission of additional information.

We have reviewed the following :

- Construction Environmental Management Plan (CEMP) WMHP-BB-SWDR-SRWG1-PLN-PM-0001 27/05/2022.
- Letter from WSP to Wokingham Borough Council dated 15 March 2022 in relation to planning condition 3.

The letter from WSP dated 15 March 2022 indicates that it has been agreed that condition 3 is no longer relevant and will not be formally discharged. Based on this, we are not intending on offering any further comment on this condition unless otherwise directed by your authority.

Environment Agency position

We have reviewed the submitted detail and do not consider that sufficient information has been submitted to allow the discharge of condition 24.

Appendix M of the Construction Environmental Management Plan dated 27/05/2022 shows that the haul road will be constructed up to 30cm above existing ground levels with pipes installed to manage flood flows. We understand that the flood risk impact of the haul road has not been previously assessed and therefore should be constructed at

existing ground level to ensure there is no impact on flood flow and flood storage, or a Flood Risk Assessment of the likely impact of the proposed design carried out and mitigation for any identified increase in flood risk presented. Any mitigation should account for increased flooding due to climate change according to how long the haul road will be in place.

The CEMP also states that topsoil bunds will be located outside of the Flood Zone 3 where possible. All materials and spoil storage must be located outside of Flood Zone 3 or an assessment of the impact on flood storage and flows undertaken with mitigation proposed where any impact is identified.

In relation to biodiversity, we have reviewed the CEMP and are satisfied with its recommendations in relation to the biodiversity of this area except for otters.

Otters are found in the wider Emm Brook catchment, although we understand that the ecological surveys found no evidence of otters in the study area. However, we would expect otters to be one of the protected species that are considered, and measures should be outlined in relation to avoiding any impact should they be present at the time of construction. We would also expect a commitment to undertaking pre-commencement checks prior to works commencing that affect the river and riparian corridor.

We recommend that the CEMP is revised to address these concerns.

Points of agreement

We are satisfied that the main and satellite compounds will be located outside of Flood Zone 3.

We are satisfied that the temporary bridge will be constructed to be clear span and above the design flood level. The applicant is reminded that any works within 8 metres of a main river will need separate approval from the Environment Agency.

Closing comments

Please consult us on the details submitted to your authority to discharge this condition and on any subsequent amendments/alterations.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully


Sustainable Places - Planning Advisor


Direct e-mail planning_THM@environment-agency.gov.uk

Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2022/129577/02-L01
Your ref: 213995
Date: 12 October 2022

Dear Sir/Madam

Application for submission of details to comply with the following condition of planning consent 192928 dated 24/05/2021. Condition 14. Assessment of construction impacts

Land south of Wokingham, east of Finchampstead Road, and west of Waterloo Road, Wokingham

Thank you for re-consulting us on the above application following the submission of additional information.

We have reviewed the following :

- Environment Statement Addendum for discharge of condition 14, ref 70026376 V1, dated 24 November 2021.
- Construction Environmental Management Plan (CEMP) WMHP-BB-SWDR-SRWG1-PLN-PM-0001, 5th draft, dated 27/05/2022.

Please note we are commenting on the revised ES Addendum uploaded to your portal on 15/06/2022 and not the superseded version, although they both have the same date and revision number.

Environment Agency position

We have reviewed the submitted details and do not consider that sufficient information has been submitted to allow the discharge of condition 14.

Section 1.2.2 states that the design of the temporary haul road and river crossing have now been confirmed and that previous conclusions of the ES addendum that neither would have a negative impact on flooding have been confirmed. Section 8.4.8 also states that there will be no raising of ground levels within the flood plain in relation to construction activities. However, the previous ES addendum assumed that the haul road would be constructed at existing ground level but Appendix M of the CEMP (which

the ES addendum states shows the confirmed design) suggests that the haul road will be constructed up to 30cm above existing ground level and pipes installed to manage flood flows. This needs to be clarified.

If the haul road is to be constructed above existing ground level, the Environmental Statement will need to identify the flood risk impact and how any increased flood risks will be mitigated. Any mitigation should account for increased flooding due to climate change according to how long the haul road will be in place.

As previously stated, we understand that the likely impact of the haul road was not accounted for in relation to the SANG flood compensation scheme and therefore may not offer the required level of mitigation for any flood risk impact predicted from the haul road.

The CEMP states that topsoil bunds will be located outside of the Flood Zone 3 where possible. All materials and spoil storage must be located outside of Flood Zone 3 or an assessment of the impact on flood storage and flows undertaken with mitigation proposed where any impact is identified.

In relation to biodiversity, no amendments have been made to Chapter 5 of the Environmental Statement Addendum in relation to biodiversity based on the now confirmed location of the haul road and updated net gain assessment. However, we have reviewed the CEMP and are satisfied with its recommendations in relation to the biodiversity of this area except for otters.

Otters are found in the wider Emm Brook catchment, although we understand that the ecological surveys found no evidence of otters in the study area. However, we would expect otters to be one of the protected species that are considered, and measures should be outlined in relation to avoiding any impact should they be present at the time of construction. We would also expect a commitment to undertaking pre-commencement checks prior to works commencing that affect the river and riparian corridor.

Points of agreement

We are satisfied that the main and satellite compounds will be located outside of Flood Zone 3.

We are satisfied that the temporary bridge will be constructed to be clear span and above the design flood level. The applicant is reminded that any works within 8 metres of a main river will need separate approval from the Environment Agency.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Closing comments

Please consult us on the details submitted to your authority to discharge this condition and on any subsequent amendments/alterations.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

[Redacted Signature]

Sustainable Places - Planning Advisor

[Redacted Name]

Direct e-mail planning_THM@environment-agency.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 06 July 2022 13:06
To: [REDACTED]
Subject: RE: SWDR CEMP & AIA/AMS

Hi [REDACTED]

Also checked the CEMP – the tree protection plans in the CEMP are not the same as attached to the ES Addendum – these are revision P2 instead of P3. Therefore, the CEMP will need to be amended to include the correct tree protection plans.

Kind regards

[REDACTED]

Senior Landscape Officer
Community, Heritage, Green & Blue Infrastructure
Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN

[REDACTED]

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: [REDACTED]
Sent: 16 June 2022 14:33
To: [REDACTED]
Subject: SWDR CEMP & AIA/AMS

[REDACTED]

FYI, we have received an updated CEMP for the SWDR and the revised Arboricultural Impact Assessment, prepared by Tracy Clarke Tree Consultancy Ltd (WMHP-TG-SRWG1-RP-LS-0003-P03) dated March 2022 has been appended as you requested. It's [here](#) if you are interested.

Kind regards

[REDACTED]

Delivery Manager (South Wokingham & Wokingham Town Centre)
Development Delivery Team | Place & Growth | Wokingham Borough Council | PO Box 157 | Shute End | Wokingham | RG40 1WR

[REDACTED]



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Appendix 2: 12 August 2024 Decision Notice

Mobile: [REDACTED]
Email: [REDACTED]
Date: 12 August 2024
My ref: EXC/192928
File ref: [REDACTED]



WOKINGHAM
BOROUGH COUNCIL

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

[REDACTED]
Lanpro
8 Devonshire Square
London
EC2M 4YJ

By email only [REDACTED]

Dear Guoda,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND SOUTH OF WOKINGHAM, EAST OF FINCHAMPSTEAD ROAD AND WEST OF WATERLOO ROAD, WOKINGHAM

PLANNING PERMISSION 192928 (CONSTRUCTION OF THE SOUTH WOKINGHAM DISTRIBUTOR ROAD (SWDR) BETWEEN FINCHAMPSTEAD ROAD AND WATERLOO ROAD, INCLUDING A LINK TO HEATHLANDS ROAD, TOGETHER WITH ASSOCIATED WORKS)

CONDITIONS REFERENCES: 213417, 213430, 213441, 213554 , 240376, 240518, 240672 & 241842

Application reference	Conditions
213417	3 (4 & 24 superseded)
213430	10, 12, 16, 17 (13 & 15 superseded)
213441	7, 8, 20, 21, 22, 28 (5, 6, 19 & 23 superseded)
213554	9 (11 superseded)
213995	(14 superseded)
240376	4, 5 (phase 1), 6 (phase 1), 11, 19
240518	24
240672	12 (phase 1), 13 (phase 1), 14, 15, 20, 23, 29
241843	17

Thank you for your application for approval of a revised programme of archaeological work pursuant to condition 17. The revised details are acceptable (and superseded those previously approved). I look forward to receiving a report of investigation, including details of any further archaeological works that may be required, in due course. The council's archaeological advisor commented that the revised approach (trial trenching rather than the previously suggested strip/map method) may lead to further works – should any features be identified – which may have implications for your programming.

Below is a summary of the current position. Sufficient details to allow phase 1 to commence were approved in April 2024 and phase 1 has now taken place, but further submissions will be required before any subsequent phases begin.

- Acceptable details have been submitted in relation to conditions 3 (definition of enabling works), 9 (AIA), 10 (removal of vegetation), 21 (connections to the drainage system) and 22 (exceedance routes). Work should be carried out in accordance with the approved details;
- The details submitted in relation to conditions 4 (phasing), 5 (levels), 6 (detailed design), 11 (AMS for phase 1), 12 (Landscaping for phase1), 13 (LEMP for phase 1), 14 (ES Addendum), 15 (BNG), 19 (SuDS Strategy), 20 (SuDS for phase 1), 23 (drainage maintenance for phase 1) 24 (CEMP) and 29 (ESP) are sufficient to allow phase 1 to commence but further details will need to be submitted and approved before commencement of any subsequent phases;
- The revised details to comply with condition 17 (archaeological WSI) are also acceptable. Works should be carried out in accordance with the approved details and I look forward to receiving the report of investigation in due course;
- Revised or additional details are required in relation to conditions 7 (road bridge design), 8 (road & footbridge materials) and 16 (lighting);
- Condition 27 (off-site junctions) requires delivery of three junctions, in accordance with details that have first been submitted and approved and triggers established under condition 4; and
- Condition 28 (closure of Easthampstead Road) does not require submission and approval of details.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, [REDACTED]

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Enclosure: schedule of conditions

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1		N/A	N/A	no submission required	Three years to commence:	N/A
Condition 2		N/A	N/A	no submission required	Approved drawings:	N/A
Condition 3	Letter dated 15 March 2022 regarding condition 3 (definition of enabling works)	23/03/2022	213417	before commencement	Definition of enabling works: the condition requires the extent of any enabling works to be approved to ensure that there is no conflict with the requirements of conditions 5 (levels), 6 (detailed design), 12 (landscaping), 13 (Landscape and Ecological Management Plan) & 15 (Biodiversity Net Gain). Your letter advises that the delivery timetable has changed and you no longer wish to carry out any enabling works in advance of details pursuant to these conditions being approved. This is acceptable. However, should circumstances change a revised submission setting out the extent of any works proposed before approval of the relevant conditions details must be submitted and approved before commencement of any enabling works.	14/12/2022
Condition 4	2024_0311 applicant response to queries regarding conditions 4 5 & 6	11/03/2024	240376	before commencement	Phasing: the details are sufficient to allow phase 1 to commence and supersede those submitted under application 213417. Further details will be required before commencement of subsequent phases.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0181-P02 SRWG1 Construction Phasing Plan Phase 1 WMHP-TG-SRWG1-DR-HI-0182-P01 SRWG1 Construction Phasing Plan Phase 2	15/03/2024				
Condition 5	WMHP-TG-SRWG1-DR-HI-9212-P02 Highways Planning Chainage Plan Sheet 2 of 5 WMHP-TG-SRWG1-DR-HI-9213-P02 Highways Planning Chainage Plan Sheet 3 of 5 WMHP-TG-SRWG1-DR-HI-9214-P02 Highways Planning Chainage Plan Sheet 4 of 5 WMHP-TG-SRWG1-DR-HI-9215-P02 Highways Planning Chainage Plan Sheet 5 of 5 WMHP-TG-SRWG1-DR-HI-9221-P02 Highways Planning Longitudinal Sections Sheet 1 of 3 WMHP-TG-SRWG1-DR-HI-9222-P02 Highways Planning Longitudinal Sections Sheet 2 of 3 WMHP-TG-SRWG1-DR-HI-9223-P02 Highways Planning Longitudinal Sections Sheet 3 of 3	19/02/2024	240376	before commencement other than enabling works	Levels: these details supersede those submitted under application 213441 and are acceptable for phase 1.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0183-P03 SRWG1 Construction Phasing Plan Phase 1 Proposed Levels Sheet 1 WMHP-TG-SRWG1-DR-HI-9211-P03 Highways Planning Chainage Plan Sheet 1 of 5	15/03/2024				
Condition 6	Design Input Statement WMHP-TG-SRWG1-RP-HI-0001-P03 WMHP-TG-SRWG1-DR-HI-9212-P02 Highways Planning Chainage Plan Sheet 2 of 5 WMHP-TG-SRWG1-DR-HI-9213-P02 Highways Planning Chainage Plan Sheet 3 of 5 WMHP-TG-SRWG1-DR-HI-9214-P02 Highways Planning Chainage Plan Sheet 4 of 5 WMHP-TG-SRWG1-DR-HI-9215-P02 Highways Planning Chainage Plan Sheet 5 of 5 WMHP-TG-SRWG1-DR-HI-9221-P02 Highways Planning Longitudinal Sections Sheet 1 of 3 WMHP-TG-SRWG1-DR-HI-9222-P02 Highways Planning Longitudinal Sections Sheet 2 of 3 WMHP-TG-SRWG1-DR-HI-9223-P02 Highways Planning Longitudinal Sections Sheet 3 of 3	19/02/2024	240376	before commencement other than enabling works	Detailed design: the details supersede those submitted under application 213441 and are acceptable for phase 1.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0183-P03 SRWG1 Construction Phasing Plan Phase 1 Proposed Levels Sheet 1	15/03/2024				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-9211-P03 Highways Planning Chainage Plan Sheet 1 of 5					
Condition 7	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4505 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 2 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3 WMHP-TG-SRWG1-DR-SE-4507 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 4	16/03/2022	213441	before construction of the bridge commences	Detailed design of the road-bridge over the Emm Brook (see informative 4): revisions are required to address the points in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached to my letter of 14 December 2022.	
	WMHP-TG-SRWG1-DR-SE-4102-P02 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-4103-P03 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 2	08/04/2022				
Condition 8	Drawings as for condition 7		213441	before construction of the bridge commences	Materials for the Emm Brook road bridge: revisions are required to address the issues in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached to my letter of 14 December 2022.	
	Reckli concrete surface protection details	11/05/2022				
	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3"	08/04/2022			Materials for the Emm Brook footbridge: There is no objection to the submitted details but addition detail of robust, not-slip strips, to be attached to the surfaces is required.	
Condition 9	WMHP-TG-SRWG1-RP-LS-0003_P03 - Arboricultural Impact Assessment March 2022	08/04/2022	213554	Before commencement of phase	Updated AIA (unless details pursuant to condition 6.s. confirms it is not required): approved.	14/12/2022
Condition 10	WMHP-TG-SRWG1-DR-HI-0201 P03 Highways Site Clearance Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0202 P03 Highways Site Clearance Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0203 P03 Highways Site Clearance Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0204 P03 Highways Site Clearance Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0205 P03 Highways Site Clearance Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0206 P03 Highways Site Clearance Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0209 P02 Highways Site Clearance Plan Layout Sheet 9	14/10/2021	213430	no submission required	No removal of retained vegetation without consent: the trees shown to be retained are consistent with those trees shown to be retained and protected on the Tree Protection Plans provided as part of the Arboricultural Impact Assessment, prepared by Tracy Clarke Tree Consultancy Ltd (WMHPTG-SRWG1-RP-LS-0003-P03) dated March 2022 under condition 11 and are acceptable.	14/12/2022
	WMHP-TG-SRWG1-DR-HI-0207-P05 - Highways Site Clearance Plan Layout Sheet 7	08/04/2022				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0208-P05 - Highways Site Clearance Plan Layout Sheet 8					
Condition 11	Arboricultural Method Statement SWDR (Commencement Phase) January 2024	19/02/2024	240376	before commencement in phase	Arboricultural Method Statement & Scheme of Works: these details superseded the details submitted under 213554 and are approved for phase 1.	11/04/2024 (phase 1 only)
	4977-LAN-ZZ-XX-DR-Y-102-P01 Tree Protection Plan	14/03/2024			For subsequent phases, revisions are required to address the points in the LPA’s emails of 25 & 31 May 2022 “2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	
Condition 12	WMHP-TG-SRWG1-DR-LS-3011 P01 Highways Planting Schedule	14/10/2021	213430	before commencement in phase other than enabling works	Landscaping (with specific requirements listed; see informative 5 for 12f) (tree pits): your letter of 15 March 2024 explains that due to the extent, scope and location of the phase 1 commencement works, no landscaping is proposed in phase 1, which is accepted and accordingly the details submitted under application under application 240672 are approved (see below). For subsequent phases, revisions are required to address the points in the LPA’s emails of 25 & 31 May 2022 “2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	
	WMHP-TG-SRWG1-DR-LS-3027 P01 Ecological Enhancements Sections Sheet 7					
	WMHP-TG-SRWG1-SK-HI-0166 P01 Consideration for Future Public Right of Way along the Emm Brook corridor					
	WMHP-TG-SRWG1-RP-HI-0507 P01 Detention Basin – Amenity Design (submitted under condition 6 with details of SuDS design)	26/10/2022				
	DAE Montseny Seat specification	16/03/2022				
	WMHP-TG-SRWG1-DR-HI-0301 P04 Highways Fencing Plan Layout Sheet 1	08/04/2022				
	WMHP-TG-SRWG1-DR-HI-0302 P04 Highways Fencing Plan Layout Sheet 2					
	WMHP-TG-SRWG1-DR-HI-0303 P04 Highways Fencing Plan Layout Sheet 3					
	WMHP-TG-SRWG1-DR-HI-0304 P04 Highways Fencing Plan Layout Sheet 4					
	WMHP-TG-SRWG1-DR-HI-0305 P04 Highways Fencing Plan Layout Sheet 5					
	WMHP-TG-SRWG1-DR-HI-0306 P04 Highways Fencing Plan Layout Sheet 6					
	WMHP-TG-SRWG1-DR-HI-0307 P04 Highways Fencing Plan Layout Sheet 7					
	WMHP-TG-SRWG1-DR-HI-0308 P06 Highways Fencing Plan Layout Sheet 8					
	WMHP-TG-SRWG1-DR-HI-0309 P04 Highways Fencing Plan Layout Sheet 9					
	WMHP-TG-SRWG1-DR-HI-0321-P03 - Highways Fencing Details					
	WMHP-TG-SRWG1-DR-HI-0322-P01 - Highways Fencing Details					
	WMHP-TG-SRWG1-DR-LS-3001-P04 - Highways Soft Landscaping Planting Plan Sheet 1					
	WMHP-TG-SRWG1-DR-LS-3002-P04 - Highways Soft Landscaping Planting Plan Sheet 2					
	WMHP-TG-SRWG1-DR-LS-3003-P04 - Highways Soft Landscaping Planting Plan Sheet 3					
	WMHP-TG-SRWG1-DR-LS-3004-P04 - Highways Soft Landscaping Planting Plan Sheet 4					
	WMHP-TG-SRWG1-DR-LS-3005-P04 - Highways Soft Landscaping Planting Plan Sheet 5					
	WMHP-TG-SRWG1-DR-LS-3006-P04 - Highways Soft Landscaping Planting Plan Sheet 6					
	WMHP-TG-SRWG1-DR-LS-3007-P04 - Highways Soft Landscaping Planting Plan Sheet 7					
	WMHP-TG-SRWG1-DR-LS-3008-P03 - Highways Soft Landscaping Planting Plan Sheet 8					
	WMHP-TG-SRWG1-DR-LS-3009-P03 - Highways Soft Landscaping Planting Plan Sheet 9					
	WMHP-TG-SRWG1-DR-LS-3010-P04 - Highways Tree Pit Construction Details					
	WMHP-TG-SRWG1-DR-LS-3011-P02 Highways Construction Details (NB shows tree pit details)					
	WMHP-TG-SRWG1-DR-LS-3021-P02 - Highways Riverbank Ecological Enhancements Location Plan Sheet 1					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-LS-3022-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 1 Sheet 2 WMHP-TG-SRWG1-DR-LS-3023-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 2 Sheet 3 WMHP-TG-SRWG1-DR-LS-3024-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 4 WMHP-TG-SRWG1-DR-LS-3025-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 5 WMHP-TG-SRWG1-DR-LS-3026-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 6 WMHP-TG-SRWG1-DR-LS-3031_P03 - Highways Tree Impact Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3032_P03 - Highways Tree Impact Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3033_P03 - Highways Tree Impact Plan Sheet 3 WMHP-TG-SRWG1-DR-LS-3034_P03 - Highways Tree Impact Plan Sheet 4 WMHP-TG-SRWG1-DR-LS-3041_P03 - Highways Tree Protection Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3042_P03 - Highways Tree Protection Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3043_P03 - Highways Tree Protection Plan Sheet 3 WMHP-TG-SRWG1-DR-LS-3044_P03 - Highways Tree Protection Plan Sheet 4 WMHP-TG-SRWG1-SP-LS-3001-P07 Written Landscape Specification April 2022					
	Habitat Matters - Sign	08/08/2022				
	Letter dated 15 March 2024, explaining that no landscaping is proposed within phase 1.	28/03/2024	240672		Landscaping for phase 1: approved.	11/04/2024 (phase 1 only)
Condition 13	Letter dated 15 March 2024 explaining that no landscaping or maintenance works are proposed within phase 1.	28/03/2024	240672	Before commencement of phase	Landscape and Ecological Management Plan: these details supersede the details submitted under 213554 and are approved for phase 1. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 14	Letter dated 15 March 2024 explaining that temporary haul roads or other enabling works required to facilitate phase 1.	28/03/2024	240672	before commencement	Assessment of construction impacts/ES Addendum for temporary haul roads, compounds & related enabling works (see informative 8): these details superseded the details submitted under 213554. Your letter of 15 March 2024 explains that due to the extent, scope and location of the phase 1 commencement works, no temporary haul roads or compounds are proposed, which is accepted for phase 1. For subsequent phases a fresh submission will be required addressing the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 15	Letter dated 15 March 2024 explaining that, following discussion with the council’s ecologist, no submission is proposed for phase 1.	28/03/2024	240672	before commencement other than enabling works	Biodiversity Net Gain (updated calculator and any off-site off-set scheme: these details superseded the details submitted under 213430. The ecologist has confirmed that phase 1 can commence with prejudicing or preventing conditions 13 and 15 from being discharged fully in due course and therefore the details sufficient for phase 1. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 16	WMHP-TG-SRWG1-DR-LI-1301 P03 Highways Lighting Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-LI-1302 P03 Highways Lighting Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-LI-1303 P03 Highways Lighting Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-LI-1304 P03 Highways Lighting Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-LI-1305 P03 Highways Lighting Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-LI-1306 P03 Highways Lighting Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-LI-1307 P03 Highways Lighting Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-LI-1308 P02 Highways Lighting Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-LI-1321 P02 Highways Lighting Details Specification Appendices WHMP-TG-SRWG1-SP-LI-1301 P02 Road Lighting Technical Note WMHP-TG-SRWG1-RP-HI-1301 P01	14/10/2021	213430	Implementation before any section of road comes into use	Lighting (balancing safety, ecology and amenity): Note 6 on WMHP-TG-SRWG1-DR-LI-1301 states that columns to be fitted with baffles are identified on a schedule but no schedule has been provided. The ecologist’s recommendation regarding baffles is attached. This information is required but could be appended to the Specification Appendices to avoid the need to update the drawings. (The LPA’s email “2022_05_31 informal feedback on condition 12 (landscaping)” also refers). See condition 12 for revisions to the landscaping required to mitigate the impact of lighting on bat corridors.	
Condition 17	Written Scheme of Investigation for Archaeological Evaluation July 2024 Ref 295080.01	23/07/2024	241843	Before commencement	Archaeology: the revised WSI is acceptable. Works should be carried out in accordance with the approved details including submission of proposals for further investigations – should the approved works indicate that they are necessary – and in due course a report of investigation.	12/08/2024
Condition 18		N/A	N/A	no submission required	FRA implementation in according with phasing pursuant to condition 4:	N/A
Condition 19	Commencement Works Drainage Cover Note WMHP-TG-SRWG1-TN-DD-0511-P02 (Appendix 1 is the Preliminary Hybrid Drainage Design Technical Note WMHP-TG-SRWG1-RP-HI-0504_P0221 August 2020)	19/02/2024	240376	Before commencement	SuDS strategy (informative 11, having regard to the Wokingham SuDS Strategy, 2017): the submitted details are those submitted at the application stage and supersede those submitted under 213441. They are adequate for phase 1 but a more developed strategy will be required for subsequent phases. The details submitted under application 213441 were generally acceptable, subject to revisions to the design of headwalls and some of the culverts, as set out in the LPA’s email “2022_05_31 informal feedback on condition 12 (landscaping)”, appended to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 20	WMHP-TG-SRWG1-DR-DD-0501 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0502 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0503 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0504 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0505 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0506 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0507 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0508 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0509 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0521 P02 Highways Drainage Details Sheet 1 WMHP-TG-SRWG1-DR-DD-0522 P03 Highways Drainage Details Sheet 2 WMHP-TG-SRWG1-DR-DD-0523 P03 Highways Drainage Details Sheet 3 WMHP-TG-SRWG1-DR-DD-0527 P01 Highways Mammal Tunnels WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan (also relates to condition 22) WMHP-TG-SRWG1-DR-DD-0534 P01 Culvert Location Plan	26/10/2021	213441	Before commencement of phase	SuDS detailed design (informative 11, having regard to the Wokingham SuDS Strategy, 2017): your email of 3 April 2024 explains that proposed materials are permeable (granular Type 1) and rainwater will therefore infiltrate and no surface water runoff will occur from the Phase 1 Commencement Works. This is acceptable for phase 1 and the details submitted 240672 are approved (see below). For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain “2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-DD-0535 P02 Pipe Culvert A - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0536 P02 Pipe Culvert B - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0537 P01 Highways Drainage Design Culvert F WMHP-TG-SRWG1-DR-DD-0538 P01 Highways Drainage Design Culvert H WMHP-TG-SRWG1-DR-DD-0571 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0572 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0574 P01 Preliminary SANG Drainage Culvert F WMHP-TG-SRWG1-DR-DD-0575 P01 Preliminary SANG Drainage Culvert H WMHP-TG-SRWG1-DR-DD-0577 P01 SANG Typical Sections WMHP-TG-SRWG1-DR-DD-0578 P01 Highway Detention Basin Cross Sections WMHP-TG-SRWG1-DR-DD-2500 P03 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-DD-2501 P02 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0576 P02 SANG Pipe Culvert K WMHP-TG-SRWG1-DR-SE-0581 P03 Culvert N Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0582 P03 Culvert N Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0584 P01 Culvert N Luckley Brook Sheet Piled Wall WMHP-TG-SRWG1-DR-SE-0585 P02 Culvert N Luckley Brook Sheet Piled Wall Capping Beam RC Details WMHP-TG-SRWG1-DR-SE-0587 P02 Culvert O Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0588 P02 Culvert O Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0590 P02 SANG Culvert D and E Site Plan WMHP-TG-SRWG1-DR-SE-0591 P03 SANG Culvert D General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0592 P03 SANG Culvert D General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0593 P03 SANG Culvert E General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0594 P03 SANG Culvert E General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0596P04 Culvert C Site Plan WMHP-TG-SRWG1-DR-SE-0597 P03 Culvert C General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0598 P03 Culvert C General Arrangement Sheet 2					
	WMHP-TG-SRWG1-SK-HI-0172-P01 Highways coordinated features for roundabout plan layout for information only	16/03/2022				
	Email of 3 April 2024 explaining that proposed materials are permeable (granular Type 1) and rainwater will therefore infiltrate and no surface water runoff will occur from the Phase 1 Commencement Works.	03/04/2024	240672		SuDS for phase 1: approved	11/04/2024 (phase 1 only)
Condition 21	Drawings as for condition 20 plus: Ordinary Watercourse Connection Points Technical Note WMHP-TG-SRWG1-TN-DD-0509 P01 Ordinary Watercourse Consent TG email to WBC	26/10/2021	213441	Before commencement	Connections to the drainage system: approved.	14/12/2022

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Ordinary Watercourse Consent WBC Receipt Thames Water Bespoke Manhole TWS01 Approval in Principle WMHP-TG-SRWG1-RP-SE-2501 P02					
Condition 22	WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan	26/10/2021	213441	Before commencement	Drainage exceedance routes: approved. NB your covering letter for application 240376 suggests – incorrectly – that there is no requirement to discharge this condition for phase 1. However, acceptable details have already been approved and works within phase 1 should, where relevant be consistent with these.	14/12/2022
Condition 23	Letter dated 15 March 2024 explain that no drainage maintenance will be required for phase 1.	28/03/2024	240672	Before phase is brought into use	Drainage maintenance: the submitted details supersede those submitted under 213441 and are acceptable for phase 1 commencement works. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 24	South Wokingham Distributor Road WMHP_WBC_SRWG1_RP_LO20 (17 April 2024)	18/04/2024	240518	Before commencement	CEMP (see informative 10): these details, which supersede those submitted on 13/10/2121 under application reference 213417 are acceptable for the limited works proposed within phase 1 but further submissions will be required before any other works take place.	25/04/2024
Condition 25		N/A	N/A	no submission required	Hours of work (unless out of hours working requested):	N/A
Condition 26		N/A	N/A	no submission required	Contamination (remediation if contamination is found):	N/A
Condition 27				in accordance with phasing pursuant to condition 4 (completion August/October 2024)	Off-site highway works at i) Finchampstead Road/Molly Millars Lane (the Western Gateway) (see informative 13):	
					Off-site highway works at ii) Barkham Road/Molly Millars Lane:	
					Off-site highway works iii) Old Wokingham Road/Waterloo Road/Peacock Lane:	
Condition 28		26/10/2021	213441	No submission required	Closure of Easthampstead Road south of the SWDR only after turning head and alternative route are available: this condition requires development to take place in a specified order but does not require submission and approval of details. Furthermore, the submitted drawings also relate to other conditions and have been considered in relation to those, so have not been considered further in relation to this condition.	N/A
Condition 29	Your letter of 15 March 2024 explains that, due to the small scale of works being undertaken for the commencement phase, it would not be feasible to provide an Employment and Skills Plan for this phase only.	28/03/2024	240672	Before commencement	ESP: approved for phase 1. Further submissions will be required before subsequent phases commence.	11/04/2024

Appendix 3: Updated Phasing Details for Condition 4

Balfour Beatty

CRXSS080 – WMHP – SWDR

Phasing of Works as per Planning Condition 4

Introduction

This note has been prepared to discharge Condition 4 (Phasing) attached to planning permission 192928 which requires the following:

“Before commencement of development details of the phasing of works, including the coordinated delivery of the on and off-site mitigation measures, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details include:

- i) phasing of construction and opening of the road;*
- ii) timing of the delivery the drainage and SuDS in relation to the development it will serve;*
- iii) phasing of landscaping including early delivery of landscaping required to mitigate the impact upon listed buildings;*
- iv) off-site highway works necessary to mitigate the impact of the development pursuant to condition 27; and*
- v) a Traffic Regulation Order for prohibition of driving on Easthampstead Road south of the SWDR (and provision of alternative ‘Heathlands Link Road’ route).”*

Phasing of Works

Table 1 below defines the phasing of the construction and opening of the road (condition 4(i)), the delivery of the SuDS drainage works (condition 4(ii)), and the landscape works (condition 4 (iii)).

The phasing of landscaping, including the early delivery of the landscaping required to mitigate the impact upon listed buildings, will be carried out at the earliest opportunity when construction in the immediate area has been completed, and within the restrictions of the specified seasons .

The following phases and dates detailed in Table 1 have been derived from the Phasing Drawings developed for Appendix E of the Construction Environmental Management Plan (WMHP-BB-SRWG1-PLN-PM-0001 (10th Issue) dated 02.10.2024).

Start dates for activities are provisional and are dependent upon completion of the following:

- Land agreements being completed as requested by WBC to the Strategic Development Location (SDL) developers/landowners.
- Drafting and submission of a Clause 31 enabling works programme.
- Liaison and agreement with Utility Providers concerning diversion works.

Table 1: Phasing of works as required under condition 4 bullets (i), (ii) and (iii)

Phase 1: Commencement of SWDR works
Installation of unmade ground footpath (April 2024)
Phase 2:
(Autumn and Winter 24)
Enabling works (Site clearance & Set Up). Ecological Works. Archaeology.

Service Diversions.
Haul roads and Piling platforms.

(Winter and Spring 2025)

Continue service diversions.
Commence culverts for Luckley Brook.
Commence Bridge piling & Abutments.
Commence earthworks East of bridge to Easthampstead Road.
Commence Easthampstead Road culvert crossings.
Commence SANG earthworks & culverts.
Commence SWDR highway & SuDS drainage etc. East of Easthampstead Road.

(Summer 2025)

Complete earthworks at Luckley Brook.
Commence earthworks for WG1.
Bridge Abutment FRC works.
Commence highway & SuDS drainage east of bridge.
Commence TW culvert.
Continue Easthampstead Road culvert crossings.
Continue SANG earthworks & culverts.
Continue earthworks and highway & SuDS drainage East of Easthampstead Road.

(Summer and Autumn 2025)

Complete earthworks for WG1 and commence drainage.
Complete bridge abutment FRC works and commence deck and wing wall construction.
Complete highway & SuDS drainage East of bridge and commence carriageway construction.
Earthworks and highway & SuDS drainage across Easthampstead Road.
Complete TW culvert.
Complete SANG earthworks and culverts.
Complete highway & SuDS drainage East of Easthampstead Road and commence carriageway construction.

(Winter 2026)

Commence carriageway construction for WG1.
Complete bridge deck and wing wall FRC works and commence backfilling.
Continue carriageway construction East of bridge.
Commence carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Winter and Spring 2026)

Continue carriageway construction for WG1.
Complete backfilling to bridge.
Complete carriageway construction East of bridge.
Continue carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Summer 2026)

Complete carriageway construction for WG1.
Complete bridge construction, commence boardwalk and carriageway construction.
Complete carriageway construction across Easthampstead Road.
Continue carriageway construction East of Easthampstead Road.

(Summer and Autumn 2026)

Install street furniture for WG1.
Complete boardwalk and continue carriageway construction over bridge.
Complete carriageway construction East of Easthampstead Road.
Complete carriageway construction over bridge.
Open road.

(Remaining Works)

Landscaping (planting and seeding works) will be carried out during the specified seasons as work is completed in the separate areas, including the visual screening for Britton's Farmhouse..

Off-site Highway Works and Traffic Regulation Order

In response to Condition 4 bullets (iv) and (v), it should be noted that the offsite Highways mitigation works, and the Traffic Regulation Orders remain the responsibility of Wokingham Borough Council SWDR Project Team to implement.

The phasing of off-site highway mitigation works as required under Condition 27 will be as follows:

Table 2: Off-site highway works

Off-site Highway Works	Dates
Finchampstead Road / Molly Millars Lane (Western Gateway Ph 2)	Subject to planning permission 203535. The scheme is currently planned for completion June / August 2026
Barkham Road / Molly Millars Lane	To be completed by the SDL Developers prior to the 250 th occupation.
Old Wokingham Road / Waterloo Road / Peacock Lane	Subject to planning permission. The scheme is currently planned for completion June / July 2026

A Traffic Regulation Order for prohibition of driving on Easthampstead Road south of the SWDR will need to be implemented within 24 months of the proposed works. As these works are not due for completion until September – November 2026, Wokingham Borough Council SWDR Project Team will liaise with Wokingham Borough Council's TRO officer for this to be in place for February 2025 when the road is closed for utility diversions.

