

Emy Circuit – Delivery Manager (South Wokingham & Wokingham Town Centre)

Woking Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

24th March 2026

Planning Portal Reference: PP – 14801326

Lanpro Project Number: 4977

Dear Emy,

Application for Approval of Details Reserved by Conditions 4, 8 and 27 Pursuant to Planning Permission Reference: 192928.

Lanpro acts on behalf of Wokingham Borough Council ('WBC' or the 'Applicant') in respect of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham ('the Site').

On behalf of WBC, please find enclosed an application (Planning Portal Reference: PP – 14801326) for the re-discharge of Condition 4 (Phasing), partial discharge of Condition 8 (Materials), and the full discharge of Condition 27 (Off-Site Highways Works) pursuant to Planning Permission Reference: 192928 ('the Planning Permission').

Context

Full Planning Permission was granted by WBC on 24th May 2021 for the construction of the 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 is subject to 29no conditions.

The majority of these conditions have since been discharged as set out in the Decision Notice dated 10th November 2025 (**Appendix 1**).

Condition 8 has been partially discharged in relation to the road bridge materials under planning application reference 242645. This application therefore seeks to partially discharge Condition 8 in respect of the footbridge materials.

In addition, this application seeks to re-discharge Condition 4 (previously discharged under planning application references 240376 and 242879) to reflect an updated timetable for the delivery of the off-site highways works pursuant to Condition 27. It also seeks to fully discharge Condition 27.

Partially Re-Discharge of Condition 4 (Phasing)

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 to partially re-discharge Condition 4 insofar as it relates to the timetable for the off-site highway works, previously discharged under planning application references 240376 and 242879.

The approved details set out the following timetable for the off-site highway works:

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

Following delays in securing planning permission for the Old Wokingham Road / Waterloo Road / Peacock Lane off-site highway improvement works, the programme for the commencement and completion of these works has been delayed. This application therefore seeks to re-discharge this element of Condition 4 to reflect an updated timetable, as set out below:

Table 2: Off-site highway works (amended)

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 by April 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 reference: 24/00802/FUL granted on 18 th February 2026. The scheme is currently planned for completion in 2027

All other approved details remain unchanged.

Partial Discharge of Condition 8 (Materials)

The full wording of Condition 8 is as follows:

“Before construction of either bridge over the Emm Brook commences, samples and details of the materials to be used in the construction of that bridge 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: to ensure an attractive, high-quality development, appropriate to the location in accordance with Core Strategy policies CP1, CP3 & CP21; MDDL policy TB21; and the South Wokingham SDL SPD.”

This application seeks to partially discharge Condition 12, pertaining to the footbridge materials as detailed in the following drawings:

- WMHP-TG-SRWG1-DR-SE-4504 Rev P02 (SWDR Spine Road Bridge Crossing Emm Brook Planning Drawing – Visualisations)
- WMHP-TG-SRWG1-DR-SE-5101 Rev P05 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 GENERAL ARRANGEMENT)
- WMHP-TG-SRWG1-DR-SE-5105 Rev P04 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 ELEVATIONS)
- WMHP-TG-SRWG1-DR-SE-5107 Rev P04 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 SECTIONS AND DETAILS SHEET 2 OF 2)

Full Discharge of Condition 27 (Off-Site Highways Works)

The full wording of Condition 27 is as follows:

“Off-site works comprising capacity improvements at the junctions of:

- i) Finchampstead Road/Molly Millars Lane (the Western Gateway);*
- ii) Barkham Road/Molly Millars Lane; and*
- iii) Old Wokingham Road/Waterloo Road/Peacock Lane;*

shall be implemented in accordance with the phasing established by condition 4 and details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP1, CP6, CP10 & CP21.”

- i) Finchampstead Road/Molly Millars Lane (the Western Gateway);

The completion of this junction is scheduled for April 2026 as approved under Condition 4 (Phasing). Details of the junction improvements have been approved under planning application 203535, with discharge of conditions under references 213311, 241894, 241966, and 242502.

The junction will be delivered in accordance with these approved details.

- ii) Barkham Road/Molly Millars Lane; and

The South Wokingham Strategic Development Location (‘SDL’) Phase 2b has been approved under planning application 191068. The associated Section 106 Agreement requires the junction improvements to be carried out prior to the 250th occupation, as set out in the legal agreement.

In addition, Condition 51 of this permission requires the submission of details for the off-site mitigation and capacity works in accordance with the phasing plan established by Condition 3. The phasing has been approved under discharge of condition application reference 250496, which confirms the same 250th occupation trigger.

The junction will be delivered in accordance with the approved details and ahead of the 250th occupation by SDL developers as set out in Condition 4 above.

- iii) Old Wokingham Road/Waterloo Road/Peacock Lane;

Details of the junction improvements were approved under planning permission reference: 24/00802/FUL, granted on 18th February 2026 by Bracknell Forest Council. A copy of the Decision Notice (re-issued on 25th February 2026) is included at **Appendix 2**. The planning permission is subject to 19no conditions.

WBC and the project team have commenced work on the detailed design. An application for the discharge of Conditions 4, 6, 16, 17 and 19 has been submitted under planning application reference: PA/2026/0258 and is currently under consideration. Conditions 8, 10, 12, 13 and 18 were also submitted and are currently awaiting validation. Further discharge of condition applications will be submitted in due course.

Condition 1 of the planning permission sets out the approved drawings. The following approved drawings are submitted in support of the discharge of this condition:

- Highways Site Location WMHP-TG-PL-DR-HI-0012/P01
- Highways General Arrangement WMHP-TG-PL-DR-HI-0002 rev P07
- Highways Cross Section WMHP-TG-PL-DR-HI-0106 rev P02
- Highways Cross Section WMHP-TG-PL-DR-HI-0107 rev P02
- Highways Cross Section WMHP-TG-PL-DR-HI-0108 rev P02
- Highways Plan Alignment WMHP-TG-PL-DR-HI-0101 rev P02
- Highways Plan and Profile WMHP-TG-PL-DR-HI-0102 rev P03
- Highways Plan and Profile WMHP-TG-PL-DR-HI-0104 rev P02
- Highways Plan and Profile WMHP-TG-PL-DR-HI-0103 rev P02

All other information relating to this planning permission is available on Bracknell Forest Council's Online Planning Register: https://publicaccess.bracknell-forest.gov.uk/s/register-view?c_r=Arcus_BE_Public_Register

Application Contents

Please find enclosed an application for the approval of details reserved by Conditions 4, 8 and 27.

This application comprises:

- Completed Application Form;
- Application Fee;
- This Covering Letter;
- Condition 8:
 - WMHP-TG-SRWG1-DR-SE-4504 Rev P02 (SWDR Spine Road Bridge Crossing Emm Brook Planning Drawing – Visualisations)
 - WMHP-TG-SRWG1-DR-SE-5101 Rev P05 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 GENERAL ARRANGEMENT)

- WMHP-TG-SRWG1-DR-SE-5105 Rev P04 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 ELEVATIONS)
- WMHP-TG-SRWG1-DR-SE-5107 Rev P04 (NEW GYPSY LANE FOOTBRIDGE / BOARDWALK STRUCTURE REFERENCE: 3094 SECTIONS AND DETAILS SHEET 2 OF 2)
- Condition 27:
 - Highways Site Location WMHP-TG-PL-DR-HI-0012/P01
 - Highways General Arrangement WMHP-TG-PL-DR-HI-0002 rev P07
 - Highways Cross Section WMHP-TG-PL-DR-HI-0106 rev P02
 - Highways Cross Section WMHP-TG-PL-DR-HI-0107 rev P02
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 - Highways Plan and Profile WMHP-TG-PL-DR-HI-0103 rev P02

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.

Guoda Vaitkeviciute

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Associate Planner

IEMA

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