

From: Simon Bartlam <Simon.Bartlam@wokingham.gov.uk>
Sent: 02 June 2025 11:01
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>
Cc: Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Benjamin Amey <Ben.Amey@wokingham.gov.uk>
Subject: RE: 251291 - West Court SANG car park

Hello All,
From our perspective , the car park gate/ height barrier would meet our requirements so will be happy to proceed with adoption .
Regards
Simon

*Simon Bartlam
Countryside Officer Operations ,
Wokingham Borough Council's Countryside Service ,
Dinton Pastures Country Park, Davis st,Hurst RG10 0TH
01189342016
07809310080*

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: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 02 June 2025 09:49
To: Simon Bartlam <Simon.Bartlam@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>
Cc: Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Benjamin Amey <Ben.Amey@wokingham.gov.uk>
Subject: 251291 - West Court SANG car park

Dear all

Crest have submitted a discharge of conditions application for the West Court SANG car park. They are looking to discharge conditions 5 and 8 of the full PP (240375) for the car park - CEMP: biodiversity and car park gate/barrier details.

[@Simon Bartlam](#), the car park gate/barrier spec is attached – this is the same drawing that was used in the original planning application (and directly referenced in the condition wording). Note this condition refers to the main barrier into the car park rather than the maintenance access from the car park into the SANG itself). Please can you confirm if this drawing is sufficient and meets our requirements for adoption?

Vehicular access gate

8. Prior to the first use of the development, an open locking post to be used in conjunction with the lockable swinging access gate & height restrictor (as shown on plan 60312043-CIV-510 rev. P03) shall be installed, the details of which having first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience Relevant policies: Core Strategy policies CP1, CP3 and CP6

@Duncan Fisher, I'd be most grateful if you could please review the CEMP: Biodiversity document and advise if acceptable. Details on NEC, or via Sharepoint link here: [251291 - Discharge of Conditions 5 & 8](#)

Construction Environmental Management Plan (Biodiversity)

5. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: Previous ecological surveys have identified that protected species are active across the area and that this part of the SANG has had potential to support widespread reptile species. Relevant policy: Core Strategy Policy CP7.

Kind regards

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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From: Simon Bartlam <Simon.Bartlam@wokingham.gov.uk>
Sent: 08 April 2024 11:35
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>
Cc: Richard Westwood <Richard.Westwood@wokingham.gov.uk>
Subject: RE: West Court SANG 240375

Hi Nick

Ideally from a sang the site needs to be secure from a dog perspective so we have fitted these access points on a number of sites .

Would need to be 12ft (3.6m) wide for vehicle access but the gate is in-filled with mesh to stop dogs (or grazing stock from getting out) .

We can get these gates made up with security hinges and steel boxing over the padlock catch to safeguard against intrusion too

Happy to pass on the company details if you want?

Regards

Simon

*Simon Bartlam
Countryside Officer Operations
Wokingham Borough Council's Countryside Service
Dinton Pastures Country Park, Davis st, Hurst Berks RG10 0TH
01189 342016
07809310080*

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: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: Monday, April 8, 2024 10:44 AM
To: Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Simon Bartlam <Simon.Bartlam@wokingham.gov.uk>
Cc: Richard Westwood <Richard.Westwood@wokingham.gov.uk>
Subject: RE: West Court SANG 240375

Thanks Ray.

[@Simon Bartlam](#) – would be much appreciated if you could please confirm asap. This would be a maintenance access gate into Finchwood SANG directly from a new car park, for use by CS only.

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
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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: Raymond Barry <Raymond.Barry@wokingham.gov.uk>

Sent: Monday, April 8, 2024 10:17 AM

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Simon Bartlam <Simon.Bartlam@wokingham.gov.uk>

Cc: Richard Westwood <Richard.Westwood@wokingham.gov.uk>

Subject: RE: West Court SANG 240375

Hi Nick, from what I've seen CS fit at other sites including along the lane at finchwood park is below. But its probably better they confirm this by responding to this email. (12ft wide option, in powder coated green). [@Simon Bartlam](#)

https://www.barriersdirect.co.uk/barriers-c1157/car-park-barriers-c1257/manual-single-leaf-swing-access-gate-with-choice-on-width-3-to-6m-finish-fittings-options-robust-durable-p45550?shopping&ppc_keyword=&gad_source=1&gclid=EAlaIQobChMlvuaD2KOyhQMVelxQBh1Qsw5VEAQYBSABEqJdW_D_BwE

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Raymond Barry
Green Infrastructure Delivery Officer
Community, Heritage and Green Infrastructure

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Website www.wokingham.gov.uk

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: Friday, April 5, 2024 5:10 PM

To: Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Duncan Fisher
<Duncan.Fisher@wokingham.gov.uk>

Subject: FW: West Court SANG 240375

Afternoon both

Good news, Crest are happy to provide a maintenance gate access into the SANG from the car park.

Just to pre-empt a question from Crest, please can you provide as much information as possible about the spec for this gate (how it locks etc), and where we would like it to be on the plan?

Thank you

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

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From: Louis Brewer <LouisBrewer@boyerplanning.co.uk>

Sent: Friday, April 5, 2024 4:45 PM

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Michelle Quan <michelleQuan@boyerplanning.co.uk>

Subject: RE: West Court SANG 240375

Hi Nick,

Further to my email below.

The client is happy to remove the eastern pedestrian access and provide a maintenance gate. I will liaise with the rest of the consultant team to amend plans as necessary and get them across to you.

Therefore, happy to agree to the EoT until May 10th.

I hope you have a nice weekend and hopefully be in touch soon.

Kind regards,
Louis

Louis Brewer

Planner

Boyer

t [07935 354 109](tel:07935354109) m [07935 354 109](tel:07935354109)

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From: Louis Brewer <LouisBrewer@boyerplanning.co.uk>

Sent: Thursday, April 4, 2024 9:23 AM

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Michelle Quan <michelleQuan@boyerplanning.co.uk>

Subject: RE: West Court SANG 240375

Morning Nick,

Thank you for your comments below.

Our client is away until next week so I will liaise with him when he returns and then look to provide confirmation and amendments as necessary.

Kind regards,
Louis

Louis Brewer

Planner

Boyer

t [07935 354 109](tel:07935354109) m [07935 354 109](tel:07935354109)

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: Tuesday, April 2, 2024 8:46 PM

To: Louis Brewer <LouisBrewer@boyerplanning.co.uk>

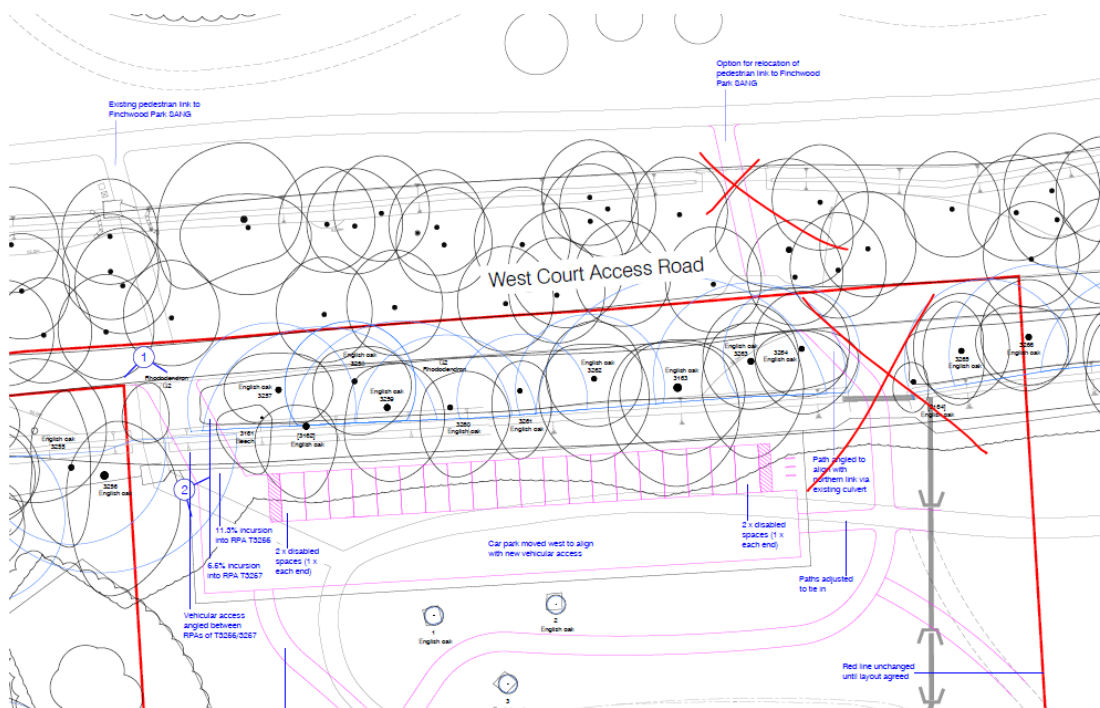
Cc: Michelle Quan <michelleQuan@boyerplanning.co.uk>

Subject: RE: West Court SANG 240375

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Dear Louis

I have now had opportunity to consult internally. Officers have no objection in principle to the proposed alternative arrangement. Under this scenario we suggest that the eastern (now pedestrian) access is deleted entirely, thereby utilising the western access as a shared vehicular and pedestrian entry point (and maintaining the crossing point for SANG user over the West Court road in the existing location). The Highways officer has assessed and considers that, due to the low level of vehicle movements, a shared ped/vehicular access to/from the car park would not be a safety issue.



The Tree & Landscape officer further comments as follows:

I have no objection to the location of the revised access as there appear to be a natural gap in the line of trees. However, there is encroachment into the RPA's of the two adjacent TPO Oaks which is identified in the drawing and this will need to be mitigated through the design of the access route. This should be an above ground construction, details of which will need to be provided.

I also mentioned your proposed alternative to Berkshire Archaeology (as the WSI locations for trial trenches were based on the original eastern access arrangement). They comment as follows:

"The WSI should be fine. If MOLA can just send us a new trench map nearer the time if it happens – I suspect there may be a possibility of further changes along the line. If you can let applicant know that their consultant, MOLA, would need to update the trench layout with us that should be sufficient. In addition, I forgot to mention that I would also like to ensure that MOLA check the impacts of the mound drainage scheme – as it stands it should have minor impact, however if the method or size of

the drainage channel changes, MOLA will need to consider if this should be added to the investigations.”

Regarding the drainage channel, you will note from my previous email this is also something that the Ecology officer had commented on. Clarification is therefore required to understand both the potential archaeological impact (MOLA to comment please) and potential impact on grassland ecology (see previous detailed Ecology comments, attached for convenience).

It has also been suggested by my colleagues that the car park (whether formed as originally submitted under this application, or if now amended as suggested) would make a good/better point of entry to the SANG for Council maintenance vehicles. Maintenance vehicles are otherwise needing to use an entry point further down the West Court access road. My colleagues have asked whether Crest would consider adding a SANG entry gate into the design (directly from the car park, for use by maintenance vehicles only). Please can Crest review and advise?

Lastly, if Crest are to proceed to amend the application we will need to agree to an extension of time. Allowing time for preparation of revised plans to respond to officer comments, re-consultation etc I would therefore suggest an initial extension until May 10th. Please can you confirm if this is agreed?

Kind regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

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From: Nick Chancellor

Sent: Friday, March 22, 2024 4:47 PM

To: Louis Brewer <LouisBrewer@boyerplanning.co.uk>

Cc: Michelle Quan <michelleQuan@boyerplanning.co.uk>

Subject: RE: West Court SANG 240375

Good afternoon Louis

I will need to discuss with some of my internal consultees before coming back to you with a view – am planning to do so early next week. Am mindful that the

determination period is due to expire on the 11/4/2024. We may therefore need to agree an extension – if we could keep this under review please.

In the meantime, please see attached comments from our ecology officer for the scheme as originally submitted (note, additional information / amendments are requested). I can also confirm that our Green Infrastructure officer (Ray) has no additional comments besides those raised by our ecologist. That concludes our initial internal consultee feedback for the application.

Kind regards

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

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From: Louis Brewer <LouisBrewer@boyerplanning.co.uk>

Sent: Friday, March 22, 2024 11:05 AM

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Michelle Quan <michelleQuan@boyerplanning.co.uk>

Subject: West Court SANG 240375

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External Email

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Hi Nick,

I hope you are well.

As you may be aware the owners of West Court have expressed concerns regarding the submitted arrangement for the West Court car park. In particular, the proposal to have the vehicular access to the east and the pedestrian access to the west and the potential for future conflicts between pedestrians and vehicles on the drive. In response to these concerns, we have reviewed the proposals and the opportunities to deliver an alternative arrangement.

As you can see from the attached drawing, an alternative arrangement could be delivered, which would in effect swap the access points, with the pedestrian access now situated to the east and the vehicular access located to the west. This would

prevent vehicles crossing the pedestrian access when exiting the car park. We therefore believe this would address the concerns of the West Court owners.

With the relocation of the vehicular access to the west, the proposed parking would be slightly relocated to align with the new access and pedestrian routes within the SANG amended to accommodate its location as well as connect to the northern routes.

The proposed access has been angled into the car park to have the least amount of impact on neighbouring trees. The amendment would however, result in the minor intrusion into the RPA's of T356 (11.6%) and T3257 (6.5%). Although it is not considered that this would have a significant or unacceptable impact.

We would welcome your thoughts on the potential amendment to the current West Court SANG parking application and should Officers wish us to pursue this option we will prepare and formally submit revised drawings.

I trust that the above is helpful but if you have any questions, please don't hesitate to ask.

Kind regards,

Louis

Louis Brew

er

Planne

r

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