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Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Amy Allen
E: amy.allen@savills.com
DL: +447812686344

One Forbury Square
The Forbury
Reading RG1 3BB
T: +44 (0) 118 952 0500
savills.com

To whom it may concern,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION: DISCHARGE OF CONDITION 15,18 AND 19 OF APPLICATION REF: 232995

THAMES VALLEY SCIENCE PARK, RG2 9LH

We write on behalf of our client, the University of Reading, in relation to the approved access road to the Natural History Museum (NHM) building at Thames Valley Science Park.

Full planning permission was granted for the construction of a Collections, Digitisation & Research Centre (reference: 232833) and for the construction of an access road on 5 September 2024 (reference: 232995).

We are instructed by our client, the University of Reading, to submit the enclosed details pursuant to the requirement of discharging Conditions 15,18 and 19 imposed on the planning permission for the access road (reference: 232995).

Condition 15 states:

"No development shall take place until full details of both hard and soft landscape works for the scheme have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings;*
- b) proposed levels and contours;*
- c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;*
- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;*
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;*
- f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;*
- g) hard landscaping materials including samples;*

h) *specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;*

ii) *Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.*

iii) *Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.”*

Condition 18 states:

“No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI*

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.”

Condition 19 states:

“Prior to commencement of development, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example for foraging; and*
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

The table below indicates the documents that support the submission of each condition:

a

Condition Number	Document Submitted
Condition 15	Drawings (see appendix for references)
Condition 18	Written Scheme of Investigation and the Archaeological Evaluation Report prepared by ASE.
Condition 19	Lighting Strategy prepared by ALP

We trust that this information is sufficient for you to validate this application. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.
Yours faithfully,



Amy Allen
Graduate Planner

Appendix

Drawing References:

498048 – LA048_revG - NHM Access Rd Planting Plan
 498048 - LA049_revG - NHM Access Rd Planting Plan
 498048 - LA050_revG - NHM Access Rd Planting Plan
 498048 - LA051_revF - NHM Access Rd Planting Plan
 498048 - LA052_revG - NHM Access Rd Planting Plan
 498048 - LA053_revF - NHM Access Rd Planting Plan
 498048 - LA054_revG - NHM Access Rd Planting Plan
 498048 - LA055_revG - NHM Access Rd Planting Plan
 498048 - LA056_revF - NHM Access Rd Planting Plan
 498048 - LA057_revF - NHM Access Rd Planting Plan
 498048 - LA083 Rev.A- NHM Access Rd - Tree Planting Detail
 498048 - NHM Spine Road_SAV_LA096
 498048 - NHM Spine Road_SAV_LA097
 498048-Landscape Audit Form
 498048-Landscape Management Plan
 498048-NHM Access Road - Soft Works Tender-20240423
 HD065-101 P6 NHM Access Road General Arrangement Sheet 1
 HD065-111 P4 NHM Access Road Longitudinal Sections Sheet 1
 HD065-121 P4 NHM Access Road Section Sheet 1
 HD065-122 P3 NHM Access Road Section Sheet 2
 HD065-123 P2 NHM Access Road Section Sheet 3
 HD065-401 P5 NHM Access Road Proposed Contours Sheet 1
 HD065-402 P4 NHM Access Road Proposed Contours Sheet 2
 HD065-501 P6 NHM Access Road Drainage Layout Sheet 1
 HD065-502 P6 NHM Access Road Drainage Layout Sheet 2
 HD065-554 P4 NHM Access Road Drainage Construction Details Sheet 4
 HD065-701 P6 NHM Access Road Materials Sheet 1
 HD065-702 P4 NHM Access Road Materials Sheet 2