

Emy Circuit -Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

07 January 2025

Planning Portal Reference: PP-13654019
Lanpro Project Number: 4977/P

Dear Emy,

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 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-13654019) for the re-discharge of Condition 14 (Assessment of Construction Impacts) 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.

Condition 14 was previously partially discharged under application reference 240672 on 11 April 2024, insofar as it related to Phase 1 development (commencement works). The Decision Notice for this application is included at **Appendix 1** to this letter.

Prior to this, a discharge of condition application reference 213995 was submitted to WBC. Comments from the Environment Agency were received on 12 October 2022 and are detailed at

Appendix 2. Following this, revisions have been made to the previously submitted information relating to Condition 14, and to address the comments made by the Environment Agency. This application therefore seeks to re-discharge Condition 14 for the subsequent phases of the development pursuant to planning permission reference 192928.

Discharge of Condition 14 Pursuant to the Planning Permission

The full wording of Condition 14 is as follows:

“Before commencement of development an Environmental Statement Addendum shall be submitted to assess implications of temporary haul roads, compounds and any other enabling works required to facilitate construction of the road shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Addendum shall inform the details submitted pursuant to conditions.

Reason: To ensure construction impacts of the development are adequately assessed in accordance with Core Strategy policies CP1, CP3, CP7, CP21; and MDDL policies CC03, CC06, CC09, CC10, TB21, TB24 and TB24. Details are required before commencement of development in order to ensure unnecessary long term impacts are avoided and that any impacts are appropriately assessed throughout development.”

The ES Addendum has been prepared by WSP (reference: 70026376; Version 2), incorporating the comments provided by the Environment Agency on 12th October 2022, and is hereby submitted.

Application Contents

Please find enclosed an application for the approval of details reserved by Condition 14. The application comprises:

- Completed Application Form
- Application Fee
- This Covering Letter
- Environmental Statement Addendum for Discharge of Condition 14 prepared by WSP (reference 70026376; Version 2)
- Appendix 1 – 240672 Decision Notice
- Appendix 2 – 213995 Decision Notice and Environment Agency’s comments

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,



Guoda Vaitkeviciute

Associate Planner

Enc. Discharge of Condition Application

