

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

8 November 2024

Planning Portal Reference: PP-13457732
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 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-13457732) for the re-discharge of Conditions 9 (Tree Protection) and 11 (Arboricultural Method Statement) 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 as follows:

Condition 11 was previously partially discharged under application reference 240376 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** of this letter.

Condition 9 was previously discharged under application reference 213554 on 14 December 2022. The Decision Notice for this application is included at Appendix 2 of this letter.

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 Condition 11.

Following the pre-application submission, revisions have been made to the previously submitted information related to Conditions 9 and 11. This application therefore seeks to re-discharge Conditions 9 and 11 pursuant to planning permission reference 192928.

Discharge of Condition 9 Pursuant to the Planning Permission

The full wording of Condition 9 is as follows:

“Except where the details pursuant to condition 6.s confirm that it is not necessary no development shall take place in any phase except in accordance with an updated Arboricultural Impact Assessment to inform the design of the phase and the landscaping and tree protection details to comply with conditions 11 & 12 which has first been submitted to an approved in writing by the Local Planning Authority.

Reason: to ensure that due consideration is given to any change in circumstances between approval and implementation which could be several years, in particular for later phases, in accordance with Core Strategy policy CP3; and Managing Development Delivery Local Plan policies CC03 and TB21.”

This application seeks a re-discharge of Condition 9, pertaining to the updated details as follows:

- Arboricultural Impact Assessment Addendum (Ref: 4977 Rev 1.2);
- WMHP-TG-SRWG1-DR-LS-3041 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3042 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3043 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3044 Rev P07;

Discharge of Condition 11 Pursuant to the Planning Permission

The full wording of Condition 11 is as follows:

“a) No development or other operation shall commence in any phase of the development until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence in any phase in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction

and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; Managing Development Delivery Local Plan policies CC03, TB21 and TB23; and the South Wokingham SDL SPD. Details are required prior to commencement to ensure appropriate protection of trees during construction."

This application seeks a re-discharge of Condition 11, pertaining to the updated details as follows:

- Arboricultural Method Statement and Tree Protection Plans (Ref: 4977 Rev 1.2);
- WMHP-TG-SRWG1-DR-LS-3041 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3042 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3043 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3044 Rev P07;

Application Contents

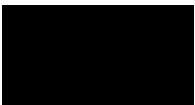
Please find enclosed an application for the approval of details reserved by Conditions 9 and 11. The application comprises:

- Completed Application Form
- Application Fee
- This Covering Letter
- Arboricultural Impact Assessment Addendum (Ref: 4977 Rev 1.2);
- Arboricultural Method Statement and Tree Protection Plans (Ref: 4977 Rev 1.2);
- WMHP-TG-SRWG1-DR-LS-3041 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3042 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3043 Rev P07;
- WMHP-TG-SRWG1-DR-LS-3044 Rev P07;

- Appendix 1 – 240376 Decision Notice; and
- Appendix 2 – 213442 Decision Notice.

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

Senior Planner

