

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

08 November 2024

Planning Portal Reference: PP-13472924
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-13472924) for the re-discharge of Condition 5 (Levels) and Condition 6 (Detailed Design of the Roads) 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.

Conditions 5 and 6 were previously partially discharged under application reference 240376 on 11 April 2024. The Decision Notice for these applications is included at **Appendix 1** of this letter. Prior to this, application reference 213441 was submitted for the discharge of Conditions 5 and 6, however these were not discharged at the time as amendments were required. For completeness, the status of the conditions back in December 2022 is included at **Appendix 2**.

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 Conditions 5 and 6 together with a number of other conditions.

Following the pre-application submission, revisions have been made to the previously submitted information related to Conditions 5 and 6 and this application therefore seeks to re-discharge these conditions pursuant to planning permission reference 192928.

The following applications for discharge of conditions pursuant to planning permission reference 192928 are currently under consideration with the Council:

- Application reference 242535 – Discharge of Condition 24: Construction Environment Management Plan (CEMP).
- Application Reference 242535 - Discharge of Condition 19 (SuDS Strategy), Condition 20 (SuDS Details), Condition 21 (Drainage Connection), Condition 22 (Drainage Exceedance Routes) and Condition 23 (Drainage Maintenance).

Discharge of Condition 5 Pursuant to the Planning Permission

The full wording of Condition 5 is as follows:

“No development other than enabling works as established by the details approved pursuant to condition 3 shall take place until a measured survey of the whole site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) together with proposed grading and mounding and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform has been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented for each phase before the section of road within that phase comes into use.

Reason: In order to ensure a satisfactory form of development relative to surrounding development and landscape in accordance with Core Strategy policies CP1 and CP3; and Managing Development Delivery Local Plan policy TB21. Details are required prior to commencement because levels and drainage across the whole site are interrelated and cannot be dealt with in a piecemeal way.”

This application seeks the re-discharge of Condition 5, pertaining to the updated details as listed at **Appendix 3**.

Discharge of Condition 6 Pursuant to the Planning Permission

The full wording of Condition 6 is as follows:

“Prior to the commencement of development other than enabling works as established by the details approved pursuant to condition 3, full details of the construction of footways, cycleways and roads, including levels, widths, construction materials, depths of construction, surface water drainage and road signage (including signage, measures to prevent access off unused arms of roundabout) and lighting (consistent with the details pursuant to condition 16) shall be submitted to and approved in writing by the local planning authority. These details should include, among the following other things:

- a. direct, safe and convenient crossing provision for pedestrians and cyclists at all roundabouts and signalised junctions, and pedestrian and cycle priority (to include features such as raised tables where feasible) at all other junctions;*
- b. a Manual for Streets approach with minimal clutter and avoiding physical controls, such as barriers, to control pedestrian and cycle movement;*
- c. direct pedestrian access to the Tesco foodstore car park from the new roundabout south of Finchampstead Road;*
- d. rationalisation of the maintenance access arrangements for the southern pond shown on Drawing WMHP-TG-SRWG1-DR-HI-9102-P03 General Arrangement Sheet 2 of 6 to avoid duplication with residential accesses;*
- e. a pedestrian and cycle connection between the SWDR and Easthampstead Road to the south;*
- f. how the proposals will integrate with the pedestrian and cycle improvements to Easthampstead Road between the SWDR and Star Lane level crossing;*
- g. location of the foot and cycle path between Wokingham Without Footpath 24 and the SWDR to be coordinated with the masterplanning for development in phase 3 of the SDL on Land South East of Finchampstead Road;*
- h. bus stop infrastructure including its integration with the landscaping pursuant to condition 12 and if feasible incorporation of laybys at the bus stops serving the neighbourhood centre, to the west of the SWDR/Easthampstead Road junction;*
- i. detention basin maintenance accesses and turning arrangements consistent with the landscaping details pursuant to condition 12;*
- j. road restraint systems, where the need for them cannot be designed out, and how they will be unobtrusively integrated into their surroundings;*
- k. The traffic signals junction layout at Heathlands Road/Easthampstead Road/the new ‘Heathlands link road’ junction to include provision for pedestrians, cyclists and associated speed limit changes;*
- l. Traffic signals designs including incorporation of MOVA at all three traffic light controlled junctions;*
- m. updated visibility (for pedestrians, cyclists and motor vehicles) and tracking drawings;*
- n. layout of utility corridors;*
- o. means of traffic enforcement for the left-turn banned manoeuvre for motorists from SWDR to Easthampstead Road;*

p. highway adoption extents;
q. consistency with the landscaping pursuant to condition 12;
r. ecological permeability measures; and
s. a statement regarding whether the detailed proposals have any arboricultural implications other than those already assessed in the approved Arboricultural Impact Assessment.
Works shall be implemented in accordance with the approved details and the phasing pursuant to condition 4.

Reason: to ensure that roads, cycleways and footpaths are constructed to prioritise use by sustainable modes, to a standard that would be suitable for adoption as publicly maintainable highway and incorporate ecological permeability measures in the interests of providing a functional, accessible, safe and high-quality development that supports biodiversity in accordance with Core Strategy policies CP1, CP3, CP6, CP7 & Appendix 7; MDDL policy TB23; and the South Wokingham SDL and Infrastructure Delivery and Contributions SPDs. Details are required before commencement because they are fundamental to the proposal and the whole scheme needs to be considered as one to ensure the comprehensive, coordinated approach required by Core Strategy policy CP21. ”

This application seeks the re-discharge of Condition 6, pertaining to the updated details as listed at **Appendix 4**.

Application Contents

Please find enclosed an application for the approval of details reserved by Conditions 5 and 6. The application comprises:

- Completed Application Form
- Application Fee
- This Covering Letter
- Appendix 1 – 14 December 2022 Decision Notice;
- Appendix 2 – 12 August 2024 Decision Notice;
- Appendix 3 – Updated Details (Condition 5); and
- Appendix 4 - Updated Details (Condition 6).

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,



Moor Place, 1 Fore Street Avenue,
London, EC2Y 9DT

T: 020 3011 0820
E: info@lanpro.co.uk
www.lanpro.co.uk



Guoda Vaitkeviciute

Senior Planner

Appendix 1: 14 December 2022 Decision Notice

Appendix 2: 12 August 2024 Decision Notice

Appendix 3: Updated Details Conditions 7 and 8

Appendix 4: Updated Details Condition 16

