

**Emy Circuit**

**(Delivery Manager (South Wokingham & Wokingham Town Centre))**

Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

**Planning Portal Reference: PP-13254194**

**Lanpro Project Number – 5420/P**

**Planning Application Reference: 241894**

23 July 2024 – updated 20 August 2024

Dear Emy,

## **Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference 203535**

### **Full planning application for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment ('Western Gateway 2')**

As you will be aware, Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the Western Gateway 2. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13254194) for the discharge of Conditions 3 and 13, and the partial re-discharge of conditions 5 and 7 pursuant to planning permission reference 203535 which relate to the Site.

#### **Context**

Full planning permission reference 203535 was granted by WBC on 24 May 2021 for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment. There is no S106 Agreement and therefore no planning obligations relate to the planning permission.

According to the Decision Notice, the planning permission was subject to 13no conditions. A number of conditions have already been discharged under application references 213045 and 213311.

The latest position regarding the discharge of conditions is as set out in a letter from WBC reference EXC/203535 dated 17 January 2023 (appended to this submission).

Acceptable details have previously been submitted in relation to Conditions 5 (lighting), 6 (drainage), 7 (acoustic fencing), 8 (landscaping). Condition 4 (Construction Environmental Management Plan ('CEMP')) and 11 (Landscape Ecological Management Plan ('LEMP')) have both been partially discharged insofar as it relates to the enabling works. Condition 13 (Toucan Crossing) requires a full discharge of revised details to address two minor outstanding design issues.

Conditions 1, 2, 9, 10 and 12 are compliance conditions and do not require a discharge.

The Applicant received written confirmation from planning officers on 19 October 2023 (reference: EXC/203535/condition 01) that the development has lawfully commenced. A copy of the correspondence is included at **Appendix 1** to this letter.

Following a value engineering process and a requirement to design-out geometrical departures from standards associated with the consented design, minor design changes to the layout for the Western Gateway 2 (WG2) A321 Finchampstead Road and Molly Millars Lane roundabout consented under planning permission reference 203535 are proposed.

The minor design changes proposed are as follows:

- Finchampstead Road carriageway width reduced to 6.2m to allow footway widening on both east and west sides;
- East side footway widened to 3m from 100 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Removal of Departure from Standards for shared use footway width from east side;
- West side footway widened to 2.5m from 91 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Slight increase in entry radius from 17m to 18m; and
- Slight reduction in entry width approx. 100mm.

Technical note ref: WMHP-TG-WG2-RP-HI-0012-P01 explains the optioneering process that was undertaken to select the option for the proposed changes set out above (Option 3B). Option 3B has been titled as sketch WMHP-TG-WG2-SK-HI-0208 in junction modelling report 7132.TN06 Molly Millars Lane Roundabout Junction Modelling Assessment.

The Operational modelling submitted in support of this application confirms that the proposed changes would not result in any material impact on the Finchampstead Road Southern Arm. Additionally, it demonstrates that the revised layout will improve conditions for pedestrians and cyclists.

The Applicant has sought confirmation from planning officers as to whether the proposed changes would constitute *de minimis* amendments. This was confirmed by officers on 14 May 2024 with the advice that the appropriate mechanism to secure an approval for the *de minimis* changes would be through the submission of revised details pursuant to Condition 3 of planning permission 203535 approved under application 213045. A copy of the correspondence is included at **Appendix 2** to this letter.

This application therefore seeks the full discharge of Condition 3 (detailed design) in respect of the revised layout and Condition 13 (Toucan Crossing) in respect of revised details to address two minor outstanding design issues. The table included at **Appendix 3** provides a list of updated drawings submitted as revised details pursuant to the discharge of Condition 3 and details pursuant to the full discharge of Condition 13 (Toucan Crossing).

**Appendix 3** also references updated information in respect of a number of conditions that have already been discharged, namely Condition 5 (Lighting) and Condition 7 (Noise). Additionally, the purpose of the submission is to partially re-discharge Conditions 5 and 7 in respect of the updated information provided.

An application for the partial discharge of Condition 4 (CEMP) to cover the remainder of the construction and the full discharge of Condition 11 ('LEMP') pursuant to planning permission reference 203535 will be submitted in due course.

### Discharge of Condition 3 Pursuant to the Planning Permission

The full wording of Condition 3 (detailed design) is as follows:

*Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage, road signage and lighting shall be submitted to and approved in writing by the local planning authority. These details should include the following items:*

- i) *Revised Swept paths and carriageway adjustments*
- ii) *A revised plan which indicates widening of the eastern footway on Finchampstead Road in the southbound direction*
- iii) *Revised Plan to show details of the road markings*
- iv) *Details of species and height of landscaping within the visibility splays and junction intervisibility zone*
- v) *Details of the shared cycleway crossover on the access to Eden Motors*

- vi) *Omission of the uncontrolled crossing from the southern arm of the roundabout unless it can be demonstrated that acceptable visibility can be achieved to facilitate safe use of the splitter island as a refuge for pedestrians and cyclists crossing Finchampstead Road*
- vii) *Safe access for 96 Finchampstead Road*

*Works shall be implemented in accordance with the approved details before the road hereby approved is brought into use.*

*Reason: To ensure that roads, cycleways and footways are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible, safe and high-quality development. Relevant policy: Core Strategy policies CP3 & CP6*

This application seeks the full discharge of Condition 3, specifically pertaining to the updated detailed plans as outlined at **Appendix 3**.

### **Partial Re-Discharge of Condition 5 Pursuant to the Planning Permission**

The full wording of Condition 5 (Lighting) is as follows:

*Prior to commencement of the development, a Lighting Scheme shall be submitted to and approved in writing by the local planning authority. The Scheme shall:*

- i) *identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key area of their territory, for example for foraging; and*
- ii) *Specify the type of lighting to be used and how and where it will be installed in order to provide for the safe operation of the highway;*
- iii) *demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

*The lighting scheme shall be implemented as approved before Western Gateway comes into use and be retained and operated in accordance with the approved details thereafter.*

*Reason: to ensure adequate lighting is provided for highway safety and convenience whilst protecting visual amenity including setting of heritage assets and to maintain favourable conservation status of the site for protected species and species of principal importance. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7, Managing Development Delivery Local Plan policies*

This application seeks the partial re-discharge of condition 5, specifically pertaining to the details of the proposed lighting in the supporting drawings as outlined in **Appendix 3**.

### **Partial Re-Discharge of Condition 7 Pursuant to the Planning Permission**

The full wording of Condition 7 (Noise) is as follows:

*Details of the acoustic fencing screening to be installed along the northern façade of No. 87 Finchampstead Road and details of any other noise mitigation measures shall be submitted for written approval to the local planning authority. The approved mitigation measures shall be installed in accordance with the approved details and will be retained and maintained thereafter.*

*Reason: To protect residents of affected properties from noise. Relevant policy: Core Strategy policies CP1 and CP3.*

This application seeks the partial re-discharge of condition 7, specifically pertaining to the surrounding context of the approved noise mitigation measures, as shown in the supporting drawings as outlined in **Appendix 3**. It should be noted that there are no changes to the approved noise mitigation measures.

### Discharge of Condition 13 Pursuant to the Planning Permission

The full wording of Condition 13 (Toucan Crossing) is as follows:

*Before the development hereby approved comes into use a toucan crossing shall be provided on Finchampstead Road, between the application site and Tangle Drive in accordance with details that have first been submitted and approved in writing by the Local Planning Authority.*

*Reason: to provide safe crossing facilities for pedestrians and cyclists and encourage sustainable travel in accordance with Core Strategy policies CP1 and CP6.*

This application seeks the full discharge of condition 13, specifically pertaining to the details of the proposed Toucan Crossing in the supporting drawings as outlined in **Appendix 3**.

### Application Contents

Please find enclosed an application for approval of details reserved by Conditions 3, 5, 7, 9 and 13 of planning permission Reference 203535. The application comprises:

- Completed Application Form;
- Requisite Application Fee;
- This Covering Letter;
- Correspondence from Case Officer relating to the commencement of development, dated 19 October (**Appendix 1**).
- Correspondence from Case Officer confirming *De Minimis* nature of scheme changes, dated 17 May 2024 (**Appendix 2**).
- Updated Drawings (listed at **Appendix 3**) in respect of the discharge of Conditions 3 and 13 and the part re-discharge of Conditions 5 and 7.

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**

## **Appendix 1      Correspondence Confirming Commencement of Development**

## Appendix 2

## Correspondence from Case Officer Confirming 'De Minimis'

## Appendix 3 Updated Drawings Schedule

