

Emy Circuit

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

Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

Planning Portal Reference: PP-13277264

Lanpro Project Number – 5420/P

Planning Application Reference: 241966

31 July 2024 – updated 30 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')

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-13277264) for the full re-discharge of Conditions 9 and 11 and the partial re-discharge of Condition 8 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.

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.

According to the Decision Notice, the planning permission was subject to 13no conditions. Conditions 1, 2, 9, 10 and 12 are compliance conditions and do not require a discharge.

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.

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 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.

As such, an application for the discharge of Conditions 3 (Detailed Design) and 13 (Toucan Crossing) and the partial re-discharge of conditions 5 (Lighting) and 7 (Noise) was submitted on 23 July 2024 (application reference: 241894) (a decision due by 19 September 2024).

This application therefore seeks the partial re-discharge of Condition 8 (Detailed Landscaping Scheme) in respect of the revised layout and the full re-discharge of Condition 9 (Retention of Trees) and Condition 11 (Landscape management).

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

Partial Re-Discharge of Condition 8 Pursuant to the Planning Permission

The full wording of Condition 8 (Detailed Landscaping Scheme) is as follows:

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, levels or contours, means of enclosure, other vehicle and pedestrian access and circulation areas, hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. 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.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

This application seeks the partial re-discharge of Condition 8, specifically pertaining to the updated detailed landscape plans, as outlined in Table 1 below.

Title	Doc Ref	Previous Version	Updated Version
Roundabout Enhancement Soft Landscaping Planting Plan Layout	WMHP-TG-WG2-DR-LS-3001	P14	P16
Specification Appendices – Landscaping	WMHP-TG-WG2-SP-LS-3001	P03	Not updated
Roundabout Enhancement Tree Impact Plan	WMHP-TG-WG2-DR-LS-3003	P06	P07

Roundabout Enhancement Tree Protection Plan	WMHP-TG-WG2-DR-LS-3004	P06	P07
Roundabout Enhancement Detailed Soft Landscaping Planting Plan Layout	WMHP-TG-WG2-DR-LS-3005	P07	P09
Roundabout Enhancement Landscaping Construction Details Plan Layout	WMHP-TG-WG2-DR-LS-3006	P01	Not updated

Table 1 – Landscape Plans Drawing Schedule

Full Re-Discharge of Condition 9 Pursuant to the Planning Permission

The full wording of Condition 9 (Retention of Trees) is as follows:

“No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.”

This application seeks the full re-discharge of Condition 9, specifically pertaining to the updated detailed landscape plans, as outlined in Table 1 below. In addition, the previously approved drawing WMHP-TG-WG2-DR-HI-0201 Rev P02 is proposed to be superseded by drawing WMHP-TG-WG2-DR-HI-0201 Rev **P06**.

Full Re-Discharge of Condition 11 Pursuant to the Planning Permission

The full wording of Condition 11 (Landscape Management) is as follows:

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

This application seeks the full re-discharge of condition 11, specifically pertaining to the details of the Landscape Management and Environment Management Plan (ref: 5420-LAN-XX-XX-RP-L-1000), prepared by Lanpro.

Application Content;

Please find enclosed an application for approval of details reserved by Conditions 8, 9 and 11 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 2024 (**Appendix 1**).
- Correspondence from Case Officer confirming *De Minimis* nature of scheme changes, dated 17 May 2024 (**Appendix 2**).
- Updated Landscape Plans, prepared by Tony Gee as set out in Table 1
- Landscape & Ecological Management Plan, prepared by Lanpro (ref: 5420-LAN-XX-XX-RP-L-1000) dated: July 2024.

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'

