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Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

30th January 2025

Planning Portal Reference: PP-13472996

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-13472996) for the re-discharge of Condition 12 (Landscape), Condition 13 (Landscape and Ecological Management Plan), and Condition 15 (Biodiversity Net Gain) 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 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 12, 13 and 15 were previously partially discharged under application references 213430 on 14 December 2022. The Decision Notice for this application is included at **Appendix 1** to this letter.

Additionally, these conditions were also discharged for Phase 1 of the development under application reference 240672 on 12 August 2024. The Decision Notice for this application is included at **Appendix**

2 to this letter, which also outlines the status of the discharge of all conditions pursuant to planning permission reference 192938 as of 12 August 2024.

A formal request for pre-application advice under reference 241711 was submitted to WBC on 8 July 2024, seeking guidance on the acceptability of the details submitted in respect of Conditions 12 and 13 together with a number of other conditions.

This application therefore seeks to re-discharge Conditions 12, 13 and 15 pursuant to planning permission reference 192928.

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

- Application reference 242879: Conditions 3 (Definition of Enabling Works), and 4 (Phasing);
- Application reference 242838: Conditions 5 (Levels), and 6 (Detailed Design of Roads);
- Application reference 242645: Conditions 7 (Detailed Design of the Road-Bridge over the Emm Brook), 8 (Emm Brook Bridge Materials), and 16 (Lighting);
- Application reference 242837: Conditions 9 (Tree Protection), and 11 (Arboricultural Method Statement);
- Application reference 250018: Condition 14 (Assessment of Construction Impacts);
- Application reference 242531: Conditions 19 (Drainage Strategy), 20 (SuDS Details), 21 (Drainage Connection Points), 22 (Exceedance Flows), and 23 (SuDS Management and Maintenance Plan); and
- Application reference 242535: Condition 24 (CEMP).

Discharge of Condition 12 (Landscape) Pursuant to the Planning Permission

The full wording of Condition 12 is as follows:

"i) No development other than enabling works as established by the details approved pursuant to condition 3 shall take place in any phase of the development until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings;*
- b) proposed levels and contours;*
- c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;*

- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;*
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges, retaining walls and road restraint systems;*
- f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;*
- g) hard landscaping materials including samples;*
- h) minor artefacts and structures (e.g. bus stops, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;*
- i) consideration of how the landscape proposals for the SWDR integrate with those for the surrounding development to ensure comprehensively planned and coordinated landscape design and delivery;*
- j) consideration of the route for a future Public Right of Way along the route of the Emmbrook between the SWDR bridge and Finchampstead Road;*
- k) consideration of incorporation of seating at regular intervals along the route to allow pedestrians to rest and facilitate social interaction;*
- l) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;*
- m) all boundary treatments, including temporary highway boundary fences, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability, in particular containment of otters and dogs to prevent them straying onto the road;*
- n) measures required for ecological mitigation and biodiversity net gain;*
- o) measures for management of the Emm Brook corridor;*
- p) visual screening between the road and the Grade II listed buildings, Britton's Farmhouse and the adjacent barn;*
- q) demonstration that the layout that is consistent with and does not prejudice the proposed use of the land as a SANG (under application 191068 or any application that supersedes it);*
- r) a minimum eight metre wildlife zone to watercourses measured from the top of the bank, with the exception of the areas identified within sections 2.3.4 and 2.3.5 of the WFD assessment (February 2021) within which all planting shall be native species of local provenance;*
- s) how non-native species such as Himalayan Balsam will be eradicated;*
- t) how the buffer zone will be protected during development and managed over the long term; and*
- u) how the river channel morphology and bankside habitat will be enhanced to contribute to biodiversity net gain.*

- ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual*

Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.

iii) 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, to secure necessary ecological mitigation and biodiversity gain, and to safeguard the setting of designated heritage assets in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; and Managing Development Delivery Local Plan policies CC03, TB21 TB23, & TB24; and the South Wokingham SDL SPD. Details are required prior to commencement to ensure a coordinated and comprehensive approach to landscaping which is fundamental to the acceptability of proposal.”

This application seeks to re-discharge Condition 12, pertaining to the updated hard and soft landscaping information as detailed in:

- Written Landscape Specification V2.0 (4977_LAN_XX_XX_RP_L_1000 P02); and
- Drawings:
 - WMHP-TG-SRWG1-DR-LS-3001 Rev P09;
 - WMHP-TG-SRWG1-DR-LS-3002 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3003 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3004 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3005 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3006 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3007 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3008 Rev P07; and
 - WMHP-TG-SRWG1-DR-LS-3009 Rev P07.

Discharge of Condition 13 (Landscape and Ecological Management Plan) Pursuant to the Planning Permission

The full wording of Condition 13 is as follows:

“Prior to the commencement of any Phase of the development other than enabling works as established by the details approved pursuant to condition 3 a Landscape and Ecological Management Plan (LEMP), including long term design objectives, maintenance of ecological enhancement features, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological 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 in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; Managing Development Delivery Local Plan policies CC03, TB21 TB23, and TB24; and the South Wokingham SDL SPD.”

This application seeks to re-discharge Condition 13. A Landscape and Ecological Management Plan (4977_LAN_XX_RP_L_1001 Version 2.0) is hereby submitted.

Discharge of Condition 15 (Biodiversity Net Gain) Pursuant to the Planning Permission

The full wording of Condition 15 is as follows:

“Prior to commencement of the development other than enabling works as established by the details approved pursuant to condition 3 a detailed Biodiversity Net Gain Strategy shall be submitted to and approved in writing by the local planning authority. The Strategy shall include:

i) a biodiversity net gain calculator using the latest Defra metric and based on the detailed soft and hard landscape plans; and

ii) details of any off-site offset scheme required to achieve a minimum 10% net gain over the baseline in all categories of the calculator.

The approved strategy shall be implemented in full in the course of the development unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the development results a net gain for biodiversity, as required by the NPPF section 15.”

This application seeks to re-discharge Condition 15. The Biodiversity Net Gain Strategy is hereby submitted, and includes the following documents:

- Post-Development Habitat Map 001 Rev 01;
- Baseline Habitat Map 002 Rev 01;
- South Wokingham Distributor Road Biodiversity Net Gain Report Version 2.0 (4977_SWDR_Biodiversity Net Gain Report_BW_2-0_290125_HB); and
- Biodiversity Net Gain Metric 3.1 (4977_SWDR_BNG 3.1_Metric_V1-0_220125_HB).

Application Contents

Please find enclosed an application for the approval of details reserved by Conditions 12, 13 and 15.

The application comprises:

- Completed Application Form;
- Application Fee;
- This Covering Letter;
- Condition 12:
 - Written Landscape Specification V2.0 (4977_LAN_XX_XX_RP_L_1000 P02); and
 - Drawings:
 - WMHP-TG-SRWG1-DR-LS-3001 Rev P09;
 - WMHP-TG-SRWG1-DR-LS-3002 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3003 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3004 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3005 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3006 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3007 Rev P08;
 - WMHP-TG-SRWG1-DR-LS-3008 Rev P07; and
 - WMHP-TG-SRWG1-DR-LS-3009 Rev P07.
 - Condition 13: Landscape and Ecological Management Plan (4977_LAN_XX_RP_L_1001 Version 2.0);
 - Condition 15:
 - Post-Development Habitat Map 001 Rev 01;
 - Baseline Habitat Map 002 Rev 01;
 - South Wokingham Distributor Road Biodiversity Net Gain Report Version 2.0 (4977_SWDR_Biodiversity Net Gain Report_BW_2-0_290125_HB); and
 - Biodiversity Net Gain Metric 3.1 (4977_SWDR_BNG 3.1_Metric_V1-0_220125_HB).
- Appendix 1 – 213430 Decision Notice; and
- Appendix 2 – 240672 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.



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Yours sincerely,

[Redacted]
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Associate Planner

Enc. Discharge of Condition Application