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Date: 9th May 2024
My ref: EXC/190900
File ref: Z:\Development Delivery\South Wokingham\190900 St Anne's
SANG\Conditions\00 tracking and discharge\Decision letter conditions of
planning permisison 190900 2024_05_09.docx



**WOKINGHAM
BOROUGH COUNCIL**

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By email only m.harris@nexusplanning.co.uk

Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND TO THE SOUTH OF ANNE'S MANOR

PLANNING PERMISSION 190900 (FULL PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE OF LAND FROM NIL USE TO D2 FOR PROPOSED SUITABLE ALTERNATIVE GREENSPACE (SANG) WITH ASSOCIATED LANDSCAPING. TO BE READ IN CONJUNCTION WITH APPLICATIONS 190914 & 191068.)

CONDITIONS REFERENCE 233179

Thank you for revised CEMP (condition 11). Below is a summary of the current position, including approval of these revised details:

- The revised details submitted pursuant to condition 11 (CEMP) are acceptable and now includes the additional route added in from the SANG car park.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,

Connor Corrigan
Head of Strategic Development – Planning Delivery

Enclosure: schedule of conditions

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 3	P23-1666_EN-004A-01 Footpath Design (Sheet 1 of 2) P23-1666_EN-004A-02 Footpath Design (Sheet 2 of 2) P23-1666_EN-005 St Anne's SANG Footpath NBS Specification Revision A March 2024	28/03/2024	233179	Before use commences	Construction of the footpath network including a connection into the primary footpath network at Buckhurst Meadows SANG, i) the route of the paths; ii) a specification for the construction of each path type; and iii) a methodology for the construction: approved.	29/04/2024
Condition 4	Condition 4 Earth Mounding and Contouring Explanatory Note 12 December 2023 P19-0052_14 Rev D Suitable Accessible Natural Greenspace Detailed Landscape Plan (approved drawing, within note) P23-1666 PEG XX XX DR C 2000 P2 Earthworks Strategy Plan (within note)	28/12/2023	233179	before relevant works	Earthworks and contouring (in accordance with approved details if take place): approved.	29/04/2024
Condition 5	P23-1666_EN_003A Soft Landscaping Details	28/03/2024	233179	Before commencement	Landscaping (see informatives 6 & 10): approved	29/04/2024
	P23-1666_EN_001B-01 Detailed Soft Landscape Proposals (Sheet 1 of 2) P23-1666_EN_001B-02 Detailed Soft Landscape Proposals (Sheet 2 of 2)	23/04/2024				
	P23-1666_EN-002D-01 Detailed Hard Landscape Proposals (Sheet 1 of 2)	03/05/2024				03/05/2024

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	P23-1666_EN-002D-02 Detailed Hard Landscape Proposals (Sheet 2 of 2)					
Condition 6				no submission required	Retention of vegetation: approved.	N/A
Condition 7	Arboricultural Method Statement April 2024 DPA7044_AMS_Rev4	26/04/2024	233179	before commencement	AMS (see informative 7): approved.	29/04/2024
Condition 8	Landscape and Ecological Management Plan December 2023 23.0032.0021.F0 Rev. 1 020424	02/04/2024	233179	before commencement	LEMP (see informative 8): approved.	29/04/2024
Condition 9	P23-1666_EN_006B Public Art Strategy	28/03/2024	233179	Before use commences	Public art (see informative 13): approved.	29/04/2024
Condition 10	Written Scheme of Investigation Archaeological Watching Brief August 2023 P23-1666	28/12/2023	233179	before commencement	Archaeology: approved.	29/04/2024
Condition 11	DPA-7044-03-REV D SANG Woodland Area (Tree Protection Plan) (also included in the Arboricultural Method Statement) DPA-7044-04-REV D (Eastern SANG Area (Tree Protection Plan) (also included in the Arboricultural Method Statement)	26/04/2024	233179	before commencement	CEMP: approved subject to i) The construction access route(s) for the second phase being confirmed in advance; and ii) WBC attendance at the pre-commencement walk-over being agreed in advance and including the ecologist as well as Countryside Services and Highways. Revised CEMP updated to reflect additional route from SANG car park	03/05/2024
	Construction Environmental Management Plan Revision E May 2024 P23-1666 TRO1	09/05/2024				09/05/2024

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 12			233179	no submission required	Hours of work:	N/A
Condition 13			233179	no submission required	Contamination (if found works should cease and until a remediation strategy has been submitted and approved):	N/A
Condition 14	Condition 14 Sustainable Drainage Explanatory Note 12 December 2023 P19-0052_14 Rev D Suitable Accessible Natural Greenspace Detailed Landscape Plan (approved drawing, within note) P23-1666 PEG XX XX DR C 2000 P2 Earthworks Strategy Plan (within note)	28/12/2023	PP-12693119 233179	before commencement	SuDS scheme: approved.	29/04/2024