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Date: 31 July 2026
My ref: EXC/191068/R& & R13
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b hybrid/Conditions/00 tracking & discharge/R07 & R13/Decision letter Conditions of planning permission 191068 Parcels R7 & R13 2026_07_31.docx



**WOKINGHAM
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By email only s.petrosino@nexusplanning.co.uk

Dear Stefania,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION FOR A MIXED-USE DEVELOPMENT OF UP TO 1,434 DWELLINGS & ASSOCIATED INFRASTRUCTURE).

PARCELS R7 & R13 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)

CONDITION REFERENCE 261365 (CONDITION 44)

Thank you for your application pursuant to condition 44 (contamination) of hybrid planning permission 191068, which I am pleased to approve.

This letter is concerned with conditions relating to parcels R7 & R13 only. Site-wide conditions and other parcels are dealt with in separate correspondence. In summary, for R7 & R13:

- The details pursuant to condition 44 a) (contaminated land assessment, reference 261365) are acceptable;
- Other conditions requiring approval of details before commencement of the phase are conditions 9 (materials), 11 (levels), 14 (AMS), 15 (landscaping), 16 (LEMP), 23 (BNG), 25 (archaeology), 32 (connections to the drainage network), 36 (CEMP) and 60 (highway construction details);
- Conditions 31 (surface water drainage), 33 (water quality treatment), 35 (SuDS Management and Maintenance Plan), 56 (parking management) require implementation in accordance with approved details before occupation of the phase; and
- Condition 41 (plant enclosure) requires approval of details before installation (if relevant).

This provides a brief overview of the current position regarding conditions relating to parcels R7 & R13 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 and Delivery

cc: WBC CIL/S106 Team developer.contributions@wokingham.gov.uk
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Enclosure: Schedule of conditions relating to Parcels R7 & R13

Schedule of conditions relating to Parcels R7 & R13

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9				before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14): approved.	
Condition 11				before commencement of phase	Levels details:	
Condition 14				before commencement of phase	AMS:	
Condition 15				before commencement of phase	Landscaping (see informative 23 re play space design):	
Condition 16				before commencement of phase	LEMP:	
Condition 23				before commencement of phase	BNG assessment:	
Condition 25				before commencement of phase	Archaeological WSI:	
Condition 31				installed before occupation	surface water drainage (may be limited depending on the level of detail provided	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					under condition 30) (see informative 24 re the Wokingham SuDS Strategy):	
Condition 32				before commencement of phase	connections to the drainage network:	
Condition 33				before occupation of phase	water quality treatment:	
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36				before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security):	
Condition 41				before installation	Details of any plant enclosure:	
Condition 44	Technical Note Parcels R7 & R13 22 May 2026 GE23922-TN01-260522	09/06/2026	261365	before commencement of phase	Contaminated land assessment & verification report: the submitted details fulfil the requirements of part a) of the condition. No contamination requiring mitigation was identified and a Discovery Strategy would be implemented should any unexpected contamination be encountered. In the event that contamination is encountered, part d) will apply.	31/07/2026
	Ground Investigation Report (GE20219-GIRv3.0-JUL22)	18/06/2026				
Condition 56				before occupation of phase	Parking Management Strategy:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 60				before commencement of phase	Highway Construction details:	