

Date: 18 December 2024
Application: 242496



WOKINGHAM
BOROUGH COUNCIL

Mr Tom Woof
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Development Management &
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Dear Mr Tom Woof,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 211081**

Application Number: 242496

Applicant Name:

Site Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX

Proposal: Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22. Condition 11 relates to crossing across Barkham Ride; 12 to construction of access; 13 to construction traffic management plan; 14 to construction environmental management plan; 17 to closed circuit television; 19 to external lighting details; 20 to drainage strategy; 21 to underground infrastructure.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 11, 12, 13, 14, 17, 19, 20 and 21.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in purple ink, appearing to be 'Aje'.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 11	BFSF-CURT-XX-DR-C-9500 Rev P02 – General Arrangement	1 st October 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details. NB. The details hereby approved also need approval from WBC Highway Signal Team before these can be implemented on site.
Condition No.12	BFSF-EQNS-XX-DR-C-0012 Rev P01 - GA - SOUTHERN BELL MOUTH COMMENCEMENT WORKS	13 th December 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details. It should be noted that only the details for the southern bell mouth are approved. Separate approval will be required before works commence on the northern bell mouth and parcel of the site.
Condition No.13	211081/Condition 13 – Construction Traffic Management Plan prepared by Equans, Ref: BFSF-WSPC-ZZ-RP-Z-0002, dated September 2024 Covering Letter prepared by Prospus Consulting dated 10th December 2023	1st October 2024 10th December 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition	Construction Environmental	1 st October	The details submitted are

Condition	Plan Number/Report Details	Date Received	Comments
No.14	Management Plan prepared by Equans, Ref. BFSF-WSPC-ZZ-RP-Z-0001, dated September 2024	2024	hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.17	BFSF-EQNS-ZZ-DR-Y1-2005 Rev P01 – CCTV Mast Section Detail BFSF-EQNS-ZZ-DR-Y1-0006 Rev P01 – CCTV Layout	4 th October 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.19	External Lighting Luminaire Specification Sheet, Document Ref: BFSF-EQNS-ZZ-SP-Z-0004 Rev 001, prepared by Equans Lighting Strategy Document, BFSF-EQNS-ZZ-NO-T-0001, prepared by Equans, version 001 BFSF-EQNS-ZZ-DR-Y1-0023 Rev P01 – External Lighting Layout	1 st October 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.20	Drainage and SuDS Strategy, prepared by Curtains, report BFSF-CURT-XX-RP-C-9201 Rev P03 dated 11/10/2024 Bfsf-curt-xx-DR-C-9290 Rev P04 – Proposed Drainage General Arrangement – Sheet 1 BFSF-CURT-XX-DR-C-9201 Rev P01 – Proposed	10 th December 2024 14 th October 2024 1 st October 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	Drainage General Arrangement Sheet 2 BFSF-CURT-XX-DR-C-9202 Rev P01 – Proposed Drainage General Arrangement – Sheet 3 BFSF-CURT-XX-DR-C-9203 Rev P01 – Proposed Drainage General Arrangement – Sheet 4		
Condition No.21	Utilities Report prepared by Prospus Consulting with associated CAT Surveys Supplementary Statement	10th December 2024 18th December 2024	The details submitted are hereby approved for the purposes of this condition. The Council has assessed this condition solely on the basis of the third party information provided by utility operators, available council records and the applicant's submission. It is the developer's duty to liaise with other landowners and utility companies to ensure that ALL the correct permissions and agreements (outside of planning permission) are in place before they commence development or at the relevant stage of the development.