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My ref: EXC/192928 & 242535
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/SWDR/192928 SWDR central section/Conditions/24 CEMP/242535 Phase 2/Parcel R4 earthworks/2025_07_17 decision letter regarding R4 earthworks.docx



**WOKINGHAM
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Kane White
Major Schemes Project Manager
Highways & Transport
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By email only [REDACTED]

Dear Kane,

EARTHWORKS WITHIN PARCEL R4, PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL).

LAND SOUTH OF WOKINGHAM, EAST OF FINCHAMPSTEAD ROAD AND WEST OF WATERLOO ROAD, WOKINGHAM.

PLANNING PERMISSION 192928 (CONSTRUCTION OF THE SOUTH WOKINGHAM DISTRIBUTOR ROAD BETWEEN FINCHAMPSTEAD ROAD AND WATERLOO ROAD INCLUDING A LINK TO HEATHLANDS ROAD AND ASSOCIATED WORKS).

CONDITIONS REFERENCE 242535 (CEMP)

Thank you for your letter of 16 July 2025 regarding the proposed removal of subsoil from Parcel R4, Phase 2b of the South Wokingham Strategic Development Location (SDL) and its use in the construction of the South Wokingham Distributor Road (SWDR) embankments. The proposal would reduce the need to import and export material from the SDL, in line with good practice, and is therefore welcome.

Planning permission for construction of the SWDR was granted on 24 May 2021 (planning permission 192928) and works have commenced in accordance with submitted conditions details including a Construction Environmental Management Plan (CEMP) (discharge of conditions reference 242535). There is also an extant, hybrid planning permission for the overlapping development in phase 2b (planning permission 191068). A site wide Levels Strategy has been approved (discharge of conditions reference 241972) and, therefore, there is consent in place for the proposed subsoil removal.

Drawing No A389-092 P012 R4 Earthworks Strategy R4 Temporary Formation Cut & Fill which accompanied your letter shows the extent of works within R4 and your intention is to implement the measures within the SWDR CEMP for these works.

I am aware that that the applicant (*the consortium*) has also submitted an application pursuant to reserved matters for the proposed earthworks and am advised that the submission also covers associated conditions details including contamination, archaeology and tree protection. This is currently going through the registration process.

Providing the earthworks are carried out in accordance with the measures in the SWDR CEMP, the levels strategy for phase 2b and the details to be approved in relation to archaeology and tree protection within parcel R4, there is no objection to these works taking place.

If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Connor Corrigan
Head of Strategic Development, Place & Growth

CC Guoda Vaitkeviciute, Lanpro Services [REDACTED]
Matt Harris, Nexus Planning [REDACTED]