



ANTLER HOMES

FAO Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

16th July
2025

Dear Sir/Madam

Application for discharge of Condition 25 (Waste & Recycling Management), pursuant to planning permission 203544, Appeal ref: APP/X0360/W/22/3297645

This letter has been completed by Antler Homes PLC, in support of an application for the discharge of Condition 25 (Waste & Recycling Management) at the St Annes, Wokingham site.

Condition 25 (Waste & Recycling Management) requests details and recycling management arrangements be submitted and approved in advance of occupation. As there was no report/ plan submitted as part of the planning application for this information, we have relied upon the council's guidance note '*Waste Management Facilities in New Developments – Guidance Notes for Developers and Management Agents*'.

We understand from email correspondence with the council (also appended), that the following will be provided for each individual dwelling:

- 1 x 180-Litre General Waste Bin
- 60-Litre Recycling Bags
- 23-Litre Food Waste Bin

Following review of the guidance note and correspondence with the council, the summary of the information within the submission is as follows:

- Hardstanding has been provided sized suitably for the 180-litre general waste bin. The recycling and food waste bins will be stored within each dwelling.
- A communal bin store is provided to serve the apartment building and is shown on the approved plans. A detailed plan is also provided as part of this submission.
- Reference to bin collection points has been removed in accordance with the guidelines. Waste will be collected from the nearest public highway.
- The road shape used within PEP's Transport Assessment (November 2020) has been retained, and tracking is therefore still valid. An extract of this report has been included.

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Antler Homes, Knightway House, Park Street, Bagshot, Surrey, GU19 5AQ

Registered in England no. 01072283



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The application has been submitted via the Planning Portal and the following information has been provided:

- Cover Letter
- Application Form
- AH303.SK.817 – Waste Management Plan
- PEP Transport Assessment Tracking
- T89/080 (Bin Store Plans)
- Email Correspondence with the Council

I trust this provides all the information required to enable this condition to be discharged. Should you have any questions or require any additional information please do not hesitate to contact me. Otherwise I look forward to receiving confirmation that the application is acceptable.

Yours faithfully

Joe Halstead
Antler Homes plc

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