

**Date:** 15 October 2025  
**Application:** 241862



**WOKINGHAM  
BOROUGH COUNCIL**

Mr David Smith  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear Mr David Smith,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING  
PERMISSION 241861**

**Application Number:** 241862

**Applicant Name:** Wokingham Borough Council

**Site Address:** Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

**Proposal:** Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme.

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 4, 19, 20, 21, 22, 44, 50 and 59. These conditions are discharged in accordance with the approved details.

Yours sincerely,  
Development Management & Compliance

Authorised by:  
Connor Corrigan  
15/10/25

| Condition        | Plan Number/Report Details                                                                                                                                                                                                                                                                                                                                                                                                               | Date Received   | Comments                                                             |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------|
| Condition No. 4  | <ul style="list-style-type: none"> <li>• P5937 J3010 - Drainage and SUDs Strategy 3rd Revision, July 2024 – Prepared by Jomas</li> </ul>                                                                                                                                                                                                                                                                                                 | 3 December 2024 | The condition is discharged in accordance with the approved details. |
| Condition No. 19 | <ul style="list-style-type: none"> <li>• Spencers Wood Primary School Development Brief, July 2024 – Prepared by Rivington Street Studio</li> <li>• Primary School Development Brief Supplementary Note, July 2024 – Prepared by David Smith (WBC Development Team)</li> <li>• Noise Impact Assessment, May 2024 – Prepared by Jomas</li> <li>• Hedgerow Mitigation Strategy, July 2024 – Prepared by Rivington Street Studio</li> </ul> | 19 July 2024    | The condition is discharged in accordance with the approved details. |
| Condition No. 20 | <ul style="list-style-type: none"> <li>• Arboricultural Impact Assessment Arboricultural Method Statement Tree Constraints Plan, &amp; Tree Protection Plan, July 2024 – Prepared by Jomas</li> <li>• Landscape Approach Document, July 2024 – Prepared by ME Landscape Studio</li> </ul>                                                                                                                                                | 19 July 2024    | The condition is discharged in accordance with the approved details. |
| Condition No. 21 | <ul style="list-style-type: none"> <li>• Preliminary Ecological Appraisal, July 2024 – Prepared by Jomas</li> </ul>                                                                                                                                                                                                                                                                                                                      | 19 July 2024    | The condition is discharged in accordance with the approved details. |
| Condition No. 22 | <ul style="list-style-type: none"> <li>• Preliminary Ecological Appraisal, July 2024 – Prepared by Jomas</li> </ul>                                                                                                                                                                                                                                                                                                                      | 19 July 2024    | The condition is discharged in accordance with the approved details. |

| Condition        | Plan Number/Report Details                                                                                                             | Date Received   | Comments                                                             |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------|
| Condition No. 44 | <ul style="list-style-type: none"> <li>External Lighting Strategy, July 2024 – Prepared by Rivington Street Studio</li> </ul>          | 19 July 2024    | The condition is discharged in accordance with the approved details. |
| Condition No. 50 | <ul style="list-style-type: none"> <li>Energy Strategy Report, July 2024 – Prepared by Jomas</li> </ul>                                | 19 July 2024    | The condition is discharged in accordance with the approved details. |
| Condition No. 59 | <ul style="list-style-type: none"> <li>P5937 J3010 - Drainage and SUDs Strategy 3rd Revision, July 2024 – Prepared by Jomas</li> </ul> | 3 December 2024 | The condition is discharged in accordance with the approved details. |