



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The original masterplan approved under the outline planning permission spanned Spencers Wood and Three Mile Cross. These condition submissions relate solely to the sub phase containing the primary school on the currently undeveloped parcel of land to north of Fullbrook Avenue, to west of Hyde End Lane and to the east of properties on Shipridge Drive; the site opposite the new play area built as part of the residential development to south of Fullbrook Avenue.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Hybrid application with part in outline in respect of up to 900 dwellings, up to a three form entry primary school, public open space, access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG), following demolition of existing dwelling and ancillary buildings including greenhouses, sheds, stables and garage (214a Hyde End Road).

Reference number

O/2013/0346

Date of decision (date must be pre-application submission)

22/07/2014

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 4 (Primary School Development Brief), 19 (Hedgerow Strategy), 20 (Veteran Tree Strategy), 21 (Bat Mitigation Strategy), 22 (Reptile Mitigation Strategy), 44 (External Lighting Strategy), 50 (Energy Strategy) and 59 (Drainage Scheme) in as far as they relate to the sub phase containing the primary school.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2015

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

The condition submissions relate only to the primary school sub phase of the development.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

For Information:

- SWP_RSS_00_ZZ_DR_A_0501_D01 [Primary School Sub Phase] Location Plan
- SWP_RSS_00_ZZ_DR_A_1001_D01 [Primary School Sub Phase] Existing Site Plan
- SWP_RSS_00_ZZ_DR_A-0502_D01 [Primary School Sub Phase] Block Plan

Condition 4 – Primary School Development Brief;

- Primary School Development Brief

Condition 19 – Hedgerow Mitigation Strategy;

- Hedgerow Mitigation Strategy

Condition 20 – Veteran Tree Strategy;

- Arboricultural Report; and
- Landscape Approach Document

Condition 21 – Bat Mitigation Strategy;

- Preliminary Ecological Appraisal

Condition 22 – Reptile Mitigation Strategy;

- Preliminary Ecological Appraisal

Condition 44 – External Lighting Strategy;

- External Lighting Strategy

Condition 50 – Energy Strategy; and

- Energy Strategy Report

Condition 59 – Drainage Scheme

- Drainage Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

01/06/2024

Details of the pre-application advice received

Agreement of submission requirements

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Smith

Date

19/07/2024