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My ref: SPM/191068/R10
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**WOKINGHAM
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Dear Stefania,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

**PARCEL R10 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)
PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION (FOR A MIXED USE DEVELOPMENT OF UP TO
1,434 DWELLINGS, A TWO-FORM ENTRY PRIMARY SCHOOL, LOCAL CENTRE (INCLUDING COMMUNITY
BUILDING) AND ASSOCIATED INFRASTRUCTURE.**

CONDITION APPLICATION REFERENCES 250723; 250664; 250665;

Thank you for your application for approval of details submitted pursuant to conditions 9, 32 and 36 of planning permission 191068 dated 19 July 2024 submitted under the above conditions application references.

This letter is concerned with conditions relating to Parcel R10 only. Site Wide conditions are dealt with in separate correspondence. In summary, for R10:

- The materials listed in the below table pursuant to condition 9 (materials) and as reviewed on site are acceptable and application 250723 can now be closed. Details submitted pursuant to condition 32 (connections to the drainage network) are also acceptable, the drawing for which was also listed as approved on the reserved matters DN. Details submitted pursuant to condition 36 (CEMP) are also considered acceptable and application 250664 can now be closed. Details approved supersede the previously approved temporary access CEMP details of application 250281.
- Other conditions requiring approval of details before commencement of the phase are conditions 11 (levels), 14 (AMS), 15 (landscaping), 16 (LEMP), 23 (BNG), and 60 (highway construction details), details for which are currently being reviewed.
- Conditions 31 (surface water drainage), 33 (water quality treatment), 35 (SuDS Management and Maintenance Plan), 56 (parking management) require implementation in accordance with approved details before occupation of the phase; and

- Condition 41 (plant enclosure) requires approval of details before installation (if relevant).

This provides a brief overview of the current position regarding conditions relating to this phase only and I refer you to the schedule for more detailed comments on each condition.

If you have any queries, please contact the case officer, Sophie Morris.

Yours sincerely,



Connor Corrigan
Head of Strategic Development, Planning Delivery

Enclosure: Schedule of conditions relating to Parcel R10; photos of approved materials

Schedule of conditions relating to Parcel R10

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9	Revised cover letter received 30.07.25 references materials plan P1914.R10.02 -AE (approved as part of the reserved matters approval) and sets out materials agreed through discussion as follows (with images of agreed materials appended at the end of this letter): Roof tiles: Russell Bute 3 in Slate Grey; Terracotta; Peat Brown; Cottage Red Bricks: Atherstone Red/Red multi or Autumn Glow/Glow multi Render: Weber Silver Pearl; Beige or Light Beige Garage doors to be black in the Waterloo Core character area and white in the Neighbourhood Residential character area	30.07.25	250723	before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 15): Approved	05.09.25
Condition 11	A389-R10-RM-401 B Engineering Layout P1914.R10.23 Proposed Ridge Level Layout	24.07.25	250665	before commencement of phase	Levels details: Awaiting consultee response on amended levels drawing	
Condition 14	MILL24614aiaams Rev B 31.01.25 Arboricultural Impact Assessment and Method Statement MILL24614-03 Tree Protection Plan B	24.07.25	250665	before commencement of phase	AMS: Awaiting consultee response on amended document	
Condition 15	P24-2114_EN_002D_ R10 Detailed On-Plot Landscape Proposals (7 Sheets); P24-2114_EN_001D Landscape Masterplan; P24-2114_EN_003C Detailed POS Soft Landscaping Plan; P24-2114_EN_008C Detailed POS Hard Landscaping Plan; A389-R10-RM-401 B Engineering	21.08.25	251442	before commencement of phase	Landscaping (see informative 23 re play space design): Awaiting consultee review of revised details submitted 21.08.25	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Layout; A389-R10-RM-530 C Basin cross sections; P24-2114_EN_12-01 Basin Sections; P24-2114_EN_12-02 Basin Sections; P24-2114 R10 Rev A Landscape Specification; A389-R10-RM-701 B Materials plan; P24-2114_EN_010 Tree Pit Details; P1914.R10.07-Y Proposed Enclosures Layout P1914.EW.101 R10 Entrance Wall, Plans & Elevations; P1914.R10.01-AM; 20.0032.0014.F1 R10 Rev 2 Ecological Mitigation Strategy 02.07.25; P24-2114_EN_011A Landscape Phasing Plan; P24-2114_EN_007B Landscape Ecological Management Plan; A389-R10-DD-2817 A Retractable Bollard Detail; A389-R10-RM-121 B Lighting Lux Plan; A389-R10-DD-701 E External Works Sheet 1; A389-R10-DD-702 F External Works Sheet 2; A389-R10-DD-703 E External Works Sheet 3; A389-R10-DD-704 E External Works Sheet 4; A389-R10-DD-705 E External Works Sheet 5; A389-R10-DD-706 F External Works Sheet 6; P24-2114_EN_13 Boundary treatment and Street Furniture; P24-2114_EN_14 Boundary Details					
Condition 16	P24-2114_EN_07B Aug 25 R10 Landscape & Ecological Management Plan	21.08.25	251442	before commencement of phase	LEMP: Pending consideration	
Condition 23	25.0009.0001.F1 Rev 1 BNG Design Stage Report 30.06.25 South Wokingham R10- Metric 3.1 Biodiversity Calculator	03.07.25	251442	before commencement of phase	BNG assessment: Pending consideration	
Condition 25	AreaE_WSI_v5 Dated 23.04.25 by Oxford Archaeology	25.04.25	250912	before commencement of phase	Archaeological WSI: 14.05.25 Berkshire Archaeology response - recommends submitted WSI for trenches in area E be approved. Approved for area E	04.07.25

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					Condition can't be fully discharged until reporting in accordance with approved WSI is completed	
				before occupation of phase	post investigation assessment:	
Condition 31				installed before occupation	surface water drainage (may be limited depending on the level of detail provided under condition 30) (see informative 24 re the Wokingham SuDS Strategy):	
Condition 32	DoC cover letter dated 17/03/25 ref: 40442 refers to drainage strategy submitted as part of RM submission 250399 A389-R10-RM-501 C Drainage Strategy	19.03.25 24.07.25	250665	before commencement of phase	connections to the drainage network: 01.07.25 Conditions review with Nexus: Drainage Strategy plan approved as part of RM to be submitted for approval under this DoC application. 24.07.25 Approved RM drainage strategy plan submitted under DoC application. Approved NB. Separate supplementary legal agreement currently progressing in relation to further details of POS containing underground SuDs storage management and maintenance of areas within POS containing underground storage crates.	05.09.2025
Condition 33				before occupation of phase	water quality treatment:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36	A389-R010 Rev B - Construction Environmental Management Plan	06.08.25	250664	before commencement of phase	WBC Trees and Landscaping – no objection WBC Ecology – no objection Highways – no objection to revision B Approved	05.09.25
Condition 41				before installation	details of any plant enclosure:	
Condition 44	GE22990-TN01-250214 Technical Note Dated 14.02.25	11.04.25	250912	before commencement of phase	contaminated land assessment & verification report: WBC Environmental Health no objection	04.07.25
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 60	A389-R10-RM-101 B General Arrangement A389-R10-RM-151 A Longitudinal Sections Sheet 1 A389-R10-RM-152 A Longitudinal Sections Sheet 2 A389-R10-RM-153 A Longitudinal Sections Sheet 3 A389-R10-RM-154 A Longitudinal Sections Sheet 4 A389-R10-RM-155 A Longitudinal Sections Sheet 5 A389-R10-RM-401 B Engineering Layout A389-R10-RM-701 B Materials Plan	19.03.25 Revised plans received 24.07.25	250665	before commencement of phase	Highway Construction details: 01.07.25 Conditions review with Nexus – updated plans aligned with S38 submission to be submitted 24.07.25 Revised general arrangement; engineering layout and materials plan submitted. Awaiting highways consultation response	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	A389-R10-RM-711 Highway Construction Details Sheet 1 A389-R10-RM-712 Highway Construction Details Sheet 2					

