

Mobile: 07825 420634
Email: emy.circuit@wokingham.gov.uk
Date: 20 May 2025
My ref: EXC/240892

File ref: C:\Users\emycir\OneDrive - Wokingham Borough Council\Documents - Development Delivery\South Wokingham\Phase 2 R10_R14 link\240892 R10_R14 link road\Conditions\00 tracking & discharge\Decision letter Conditions of planning permission 240892 2025_05_20.docx



**WOKINGHAM
BOROUGH COUNCIL**

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Kier Ventures & Miller Homes
c/o Matthew Harris & Stefania
Associate
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX

By email only m.harris@nexusplanning.co.uk
s.petrosino@nexusplanning.co.uk

Dear Matt & Stefania,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND AT PHASE 2A AND 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL)

PLANNING PERMISSION 240892 (FULL PLANNING APPLICATION FOR A NEW ROAD TO PROVIDE AN ALTERNATIVE ROUTE TO WATERLOO ROAD FROM SOUTH OF THE ROUNDABOUT AT THE JUNCTION OF WATERLOO ROAD WITH WILLIAM HEELAS WAY TO A POINT FURTHER EAST ON WATERLOO ROAD, TOGETHER WITH A TURNING HEAD BETWEEN THE TWO NEW JUNCTIONS)

CONDITIONS REFERENCES 250424, 250495 & 250580

Thank you for your applications for approval of details pursuant to the above planning permission. Below is a summary of the current position including approval conditions 3 (levels), 9 (CEMP) and 11 (WSI):

- Acceptable details have been submitted in relation to conditions 3 (levels) and 9 (CEMP). Work should be carried out in accordance with the approved details;
- The details to comply with condition 11 (WSI) are also acceptable and I look forward to receiving the report of investigation in due course;
- Revised details pursuant to the mandatory BNG condition and condition 14 (highway construction) are under consideration; and
- Details to comply with conditions 6 (Landscaping), 7 (LEMP), 8 (Lighting), 13 (contamination) require submission and approval before the opening of the road and condition 15 (closure of Waterloo Road), within one month of opening.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: schedule of conditions

Condition of 240892	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Mandatory BNG condition	R10-R14 Link Road South Wokingham Ecological Impact Assessment FINAL 12 April 2024	20/02/2025	250424	Before commencement	BNG: I am awaiting comments from the ecologist on the revised details.	
	R10-R14 Link Road South Wokingham Biodiversity Gain Plan Signed	06/05/2025				
	The Statutory Biodiversity Metric Calculation Tool - South Wokingham Link road 30 April 2025					
	R10-R14 Link Road, South Wokingham Biodiversity Net Gain Design Stage Report FINAL Rev. 3 30 April 2025					
Condition 1				No submission required	Three years to commence:	N/A
Condition 2				No submission required	Approved drawings:	N/A
Condition 3	A389-LRDD-401 P03 Engineering Layout	27/02/2025	250495	Before commencement	Levels: approved.	20/05/2025
Condition 4				No submission required	tree protection	N/A
Condition 5				No submission required	retention of vegetation	N/A
Condition 6				Before opening	Landscaping:	
Condition 7				Before opening	LEMP:	

Condition of 240892	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 8				Before opening	Lighting:	
Condition 9	Construction Environmental Management Plan A389-R010 Rev F 2 May 2025	13/05/2025	250495	Before commencement	CEMP: approved.	20/05/2025
Condition 10				No submission required	Hours of work	N/A
Condition 11	Written Scheme of Investigation South Wokingham Lin Road (R10 & R14), South Wokingham Strategic Development Location 25 April 2025 Issue 2	29/04/2025	250580	Before commencement	Written Scheme of Investigation: approved, subject to submission of a report of investigation in accordance with the approved document.	20/05/2025
Condition 12				No submission required	Drainage	N/A
Condition 13				In the event contamination is found	Contaminated land	
				Before opening	Validation report/confirmation that no contamination was found	
Condition 14	A389-LRDD-711 C01 Highway Construction Details Sheet 1 A389-LRDD-712 C01 Highway Construction Details Sheet 2	15/05/2025	250495	Before commencement	Highway construction details: I am awaiting comments from highways on the revised & additional details.	
	A389-LRDD-101 C01 General Arrangement A389-LRDD-701 C01 Materials Plan	20/05/2025				
Condition 15				Within one month of opening	Closure of Waterloo Road:	

