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My ref: SPM/191068/R4

Date: 12th September 2025

File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/R4/Decision letter Conditions of planning permission 191068 Parcel R4 2025_09_12.docx



**WOKINGHAM
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By email only m.harris@nexusplanning.co.uk

Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

PARCEL R4 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 REFERENCE 251689

Thank you for your application for approval of details relating to conditions 11 (Levels); 14 (AMS); 25 (WSI); 44 (Contamination) of planning permission 191068 dated 19 July 2024.

This letter is concerned with relevant Phase 2b conditions relating to the earthworks to be undertaken by Balfour Beatty on behalf of WBC within Parcel R4 in connection with the use of subsoil for the creation of the SWDR embankments. A letter was sent to WBC's Major Schemes Projects Manager for the SWDR scheme in July which advised that there was no objection to the works being carried out under the approved SWDR CEMP, subject to this being in accordance with relevant details to be submitted for approval against conditions 14 (AMS); 25 (archaeology) and 44 (contaminated land). The same plan as referenced within the abovementioned letter has also been submitted under this DoC application under condition 11 (levels).

In summary, the details submitted under this conditions application in relation to the following conditions are considered acceptable in relation to the earthworks within Parcel R4:- 11 (levels), 14 (AMS), 25 (archaeology), and 44 (contaminated land assessment).

I refer you to the schedule below for more detailed comments on each condition. This concludes the matters submitted under this discharge of conditions application and the file will now be closed.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' or 'Connor Corrigan'.

Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: Schedule of conditions relating to Parcel R4

Schedule of conditions relating to Parcel R4

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9				before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14):	
Condition 11	A389-092 Rev P02; Earthworks Strategy R4 Temporary Formation Cut / Fill dated February 2025; by ALP	17/07/2025	251689	before commencement of phase	Levels details: WBC Trees and landscaping raise no objection Approved	12/09/2025
Condition 14	Parcel R4 Advanced Earthworks Technical Note by (dated June 2025; by ACD Environmental)	17/07/2025	251689	before commencement of phase	AMS: WBC Trees and landscaping raise no objection Approved	12/09/2025
Condition 15				before commencement of phase	Landscaping (see informative 23 re play space design):	
Condition 16				before commencement of phase	LEMP:	
Condition 23				before commencement of phase	BNG assessment:	
Condition 25	Evaluation Area A, South Wokingham Strategic Development Location Written Scheme of Investigation ref. 8865 Issue No: 4; dated April 2025; by Oxford Archaeology	17/07/2025	251689	before commencement of phase	archaeological WSI: Berkshire Archaeology raise no objection – condition can not be fully discharged as the work specified within the document needs to be	12/09/2025

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					reported on and other areas (parcels) of the site await investigation. Approved	
				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				before commencement of phase	connections to the drainage network:	
Condition 33				before occupation of phase	water quality treatment:	
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36				before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security)	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 41				before installation	details of any plant enclosure:	
Condition 44	Technical Note GE23228-TN01-250619; dated 19 th June 2025; by Geo-Environmental	17/07/2025	251689	before commencement of phase	contaminated land assessment & verification report: WBC Environmental Health raise no objection Approved	12/09/2025
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 60				before commencement of phase	Highway Construction details	