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By email only

Dear Tim Kearon

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION
202133 (AS VARIED BY MINOR MATERIAL AMENDMENT PLANNING PERMISSION
222001 ISSUED PURSUANT TO SECTION 73 OF THE TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)). IN RELATION TO PHASE 2B.**

Site Address: Land east of Gorse Ride South, south of Whittle Close
and to the north and south of Billing Avenue a, RG40 9JF

Permission: 202133 as varied by s.73 permission 222001

Application Numbers: 251350; 251351; 251360 & 251427

This letter provides an update on the approval of details pursuant to conditions for development at Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue a, RG40 9JF within Phase 2B/Site-Wide. The attached schedule sets out the current position regarding submission and approval of details in respect of conditions: 3 (Phasing), 6 (External Materials), 7 (Levels), 8 (Construction and Environment Management Plan), 11 (Gas Protection), 13 (Highway Details), 15 (Parking and Turning), 16 (Parking Management), 17 (Electric Vehicle Charging), 18 (Bicycle Parking), 19 (External Lighting), 20 (Visibility Splays), 22 (Fire Hydrants), 23 (Flooding and Drainage), 24 (Affordable Housing), 25 (Decentralised Energy), 26 (Landscaping), 27 (Boundary Treatment), 28 (Landscape Management), 30 (Tree Protection), 31 (Earth mounding and contouring), 32 (Archaeology), 33 (Employment Skills

Plan), 34 (Communication Plan), 35 (Planning Obligations), 36 (Detailed Design) and 37 (Substations).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary:

- Acceptable details have been submitted in relation to Conditions 3(a-c), 11, 18, 22, 24, 25, 26, 27, 30, 31, 32, 34 and 37.
- Details submitted under Conditions 3(d), 8, 13, 17, 19 and 20 are currently under consideration / require additional information.
- No details have been submitted in relation to Conditions 6, 7, 15, 16, 28, 33, 35 and 36.

Please note that details relating to Phase 2C will be required to be provided separately in accordance with triggers as stated within the wording of each condition.

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, Adriana Gonzalez.

Yours sincerely



Nick Chancellor
Delivery Manager
Planning and Delivery
Place & Growth

Enclosure: schedule of conditions

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 (Timescales)				No submission required		
Condition 2 (Approved Plans)				No submission required		
Condition 3 (Phasing)	Site Plan Unit Mix & Phasing 700399-KKL-SW-00-DR-A-0301 Rev C01 Demolition Phase Environmental Plan T3509 Rev 002	14/01/2025	250061	Prior commencement	Information required pursuant to subparagraph a) has been approved for all phases – see application reference 230237. No further information is required for the purpose of carrying out demolition within Phase 2B (parts b & c) Further information is required (subparagraph d) prior to construction commencing as per condition wording: <i>“how earlier phases of the development will be able to operate satisfactory while later phases are still under construction”</i> .	10/03/2025
Condition 4 (PD Rights Restrictions)				No submission required		
Condition 5 (PD Rights Restrictions)				No submission required		
Condition 6 (External Materials)				Prior to above-ground construction	No details submitted for phase 2b, these are now required.	
Condition 7 (Levels)				Prior to above-ground construction	No details submitted for phase 2b, these are now required.	
Condition 8 (CEMP)	Demolition Phase Environmental Plan T3509 Rev 002	14/01/2025	250061	Prior commencement	Acceptable details received in respect of demolition within Phase 2B only .	10/03/2025
	Phase 2B South HDR Site Compound Surface Water Management Strategy – February 2025 Rev V2	11/02/2025				

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Construction, Demolition and Environmental Management Plan – Rev 2, October 2025	09/10/2025	251360		Requires additional information. Please refer to email dated 23/12/2025.	
Condition 9 (Hours of Work)				No submission required		
Condition 10 (Plant Noise)				No submission required		
Condition 11 (Gas Protection)	Gas Membrane Verification Phase 2A Plots 1-4 Gas Membrane Verification Phase 2A Plots 5-8 Gas Membrane Verification Phase 2A Plots 9-10 Gas Membrane Verification Phase 2A Plots 11-12 Gas Membrane Verification Phase 2A Plots 13-16 Gas Membrane Verification Phase 2A Plots 17-22 Gas Membrane Verification Phase 2A Plots 23-24 Gas Membrane Verification Phase 2A Plots 25-26 Gas Membrane Verification Phase 2A Plots 27-33 Gas Membrane Verification Phase 2A Plots 34-37 LP3304 Gorse Ride GGRA Report Issue 1	11/01/2024	240045	Prior installation	Acceptable details received in respect of all phases.	25/01/2024
Condition 12 (Contamination)				No submission required		
Condition 13 (Highway Construction Details)	S278 and S38 Layout Plan - 330510523-STN-ZZ-00-DR-D-1053 Rev P02 Drainage Design - 330510523-STN-ZZ-00-DR-D-1550 Rev P01 Levels Design - 330510523-STN-ZZ-00-DR-D-1500 Rev P01 Proposed Kerbing and Surfaces - 330510523-STN-ZZ-00-DR-D-1060 Rev P01 Highway Construction Details - 330510523-STN-ZZ-00-DR-D-7501 Rev P01 Swept Path Analysis Large Car (2006) - 330510523-STN-ZZ-00-DR-D-9000 Rev P01	06/06/2025	251351	Prior commencement of a phase	Under consideration. Awaiting comments from WBC Highways Officer & s278 team.	

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Swept Path Analysis 7.5t Panel Van - 330510523-STN-ZZ-00-DR-D-9002 Rev P01 Swept Path Analysis SWP Collection Sheet 1 of 2 - 330510523-STN-ZZ-00-DR-D-9004 Rev P01 Swept Path Analysis SWP Collection Sheet 2 of 2 - 330510523-STN-ZZ-00-DR-D-9006 Rev P01					
Condition 14 (Retention of Garages)				No submission required		
Condition 15 (Parking and Turning)				Prior occupation	No details submitted for phase 2b, these are now required.	
Condition 16 (Parking Management)				Prior occupation	No details submitted for phase 2b, these are now required.	
Condition 17 (EVC)	Site Wide Electric Vehicle Charging Layout - 700399-DBL-SW-00-DR-E-6000 Rev P01	06/06/2025	251351	Prior commencement of a phase	Under consideration.	
Condition 18 (Cycle Parking)	Proposed Site Plan – Cycle Provision - 220123-SP-1514 Rev C03	09/10/2025	251360	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only.	23/12/2025
Condition 19 (External Lighting)	Proposed Street Lighting - 330510523-STN-ZZ-00-DR-D-1300 Rev P01 Outdoor Lighting Report Phase 2B/2C, Ref. 330510523, 09 January 2023 by Lighting Reality	06/06/2025	251351	Prior commencement of a phase	Requires additional information. Please refer to email dated 23/12/2025 (comments from Dave Halley, WBC consultee for street lighting). <u>Note</u> : these comments should be taken into consideration as part of the applicant's ongoing discussions with the s38 Highways team).	
Condition 20 (Visibility Splays)	Visibility Splays - 330510523-STN-ZZ-00-DR-D-1051 Rev P01	06/06/2025	251351	Prior commencement of a phase	Additional information required. WBC Highways comments provided to applicant on 09.09.25 – awaiting response.	

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 21 (Visibility Splays)				No submission required		
Condition 22 (Fire Hydrants)	Excerpt from Connect It Utility Tender MU4434/2 – Proposed Fire Hydrant Locations	16/06/2025	251427	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only.	23/12/2025
Condition 23 Flooding and Drainage				No submission required		
Condition 24 Affordable Housing	Accommodation Schedule 700399-KKL-SW-XX-SA-A-0201 Rev Gorse Ride South - Schedule of Shared Ownership Units Gorse Ride South - Schedule of Social Rented Units Proposed Site Plan - Masterplan Unit Mix 220123-SP-1501 Rev P05	30/01/2023	230237	Prior commencement of a phase	Acceptable details received in respect of all phases.	25/01/2024
Condition 25 (Decentralised Energy)	R01 - WA.GR.RG40 - Gorse Ride Phase 2A, 2B and 2C - Developer Statement R05-WA.GR.RG40- Gorse Ride South Phase 2a and 2b- Block 1-5 - Developer Statement	09/06/2025	251360	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only.	31/07/2025
Condition 26 (Hard and Soft Landscaping)	Typical Boundary Treatment Details – 700399-APA-ZZ-XX-DR-L-1405 Rev P04 Typical tree pit details in soft landscape & in basin - 700399-APA-ZZ-XX-DR-L-1403 Rev P03 Typical tree pit details adjacent to footway and services - 700399-APA-ZZ-XX-DR-L-1404 Rev P03 Tree Pit Plan - 700399-APA-ZZ-XX-DR-L-1410 Rev P01 Illustrative Landscape Masterplan - 700399-APA-ZZ-XX-DR-L-0320 Rev P09	06/06/2025	251350	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only. <u>Note:</u> There are trees within visibility splays and these must be supplied with a minimum of 1m clear stem.	23/12/2025
	Planting Schedule – 700399-APA-ZZ-XX-SH-L-9003 Detailed Planting Plan – 700399-APA-ZZ-XX-DR-L-0323 Rev P02 Detailed General Arrangement Plan – 700399-APA-ZZ-XX-DR-L-0322 Rev P04	16/08/2025				

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 27 (Boundary Treatment)	Site Plan (Phase 2B+C) - 700399-KKL-SW-00-DR-A-0202 Rev P05 Typical Boundary Treatment Details – 700399-APA-ZZ-XX-DR-L-1405 Rev P04 Levels Design - 330510523-STN-ZZ-00-DR-D-1500 Rev P01	06/06/2025	251350	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only. <u>Note:</u> Site Plan within Phase 2C contains some boundaries shown as being timber fencing where it should be brick wall (i.e. plots 110, 115, 224, 228). This will need to be amended as part of submissions for Phase 2C.	31/07/2025
Condition 28 (Landscape Management)				Prior occupation	No details submitted for Phase 2b, these are now required.	
Condition 29 (Tree Retention)				No submission required		
Condition 30 (Tree Protection)	Method Statement Plan SJA AMSP 24401-091	14/01/2025	250061	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only.	10/03/2025
	Arboricultural Impact Assessment – AECOM, Ref. 60591598, March 2020 Tree Protection Plan August 2022 by Wokingham Borough Council Tree Manual for Managing Trees on Development Sites V3.0, Barrell Tree Consultancy 2020 Levels Design - 330510523-STN-ZZ-00-DR-D-1500 Rev P01 Tree Pit Plan - 700399-APA-ZZ-XX-DR-L-1410 Rev P01 Typical tree pit details in soft landscape & in basin - 700399-APA-ZZ-XX-DR-L-1403 Rev P03 Typical tree pit details adjacent to footway and services - 700399-APA-ZZ-XX-DR-L-1404 Rev P03 Site Plan (Phase 2B+C) - 700399-KKL-SW-00-DR-A-0202 Rev P05	06/06/2025	251350			31/07/2025
Condition 31 (Earth Mounding and Contouring)	Isopachyte Plan - 330510523-STN-ZZ-00-DR-D-1501 Rev P01 Levels Design - 330510523-STN-ZZ-00-DR-D-1500 Rev P01	06/06/2025	251350	Prior commencement of a phase	Acceptable details received in respect of Phase 2B only.	31/07/2025
Condition 32 (Archaeology)	Project specification for archaeological evaluation 21e94ev 2021.07.05	14/01/2025	250061	No submission required	Acceptable details received in relation to Phase 2B.	10/03/2025

Condition of 222001	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 33 (ESP)				Prior commencement of a phase	No details submitted for Phase 2b, these are now required.	
Condition 34 (Communication Plan)	Gorse Ride Communication Plan	14/01/2025	250061	No submission required	Acceptable details received in relation to Phase 2B.	10/03/2025
Condition 35 (Planning Obligations)				Prior commencement	The LPA has not yet received formal confirmation that a UU has been completed – please advise.	
Condition 36 (Detailed Design)				Prior to above ground construction	No details submitted for Phase 2b, these are now required.	
Condition 37 (Substations)	GRP Housing Transformer Type TR18 Rev -	17/06/2024	241173	Prior to above-ground construction	Acceptable details provided in relation to the proposed location of substations only (and no other details shown), in respect of Phases 2A, 2B and 2C. <u>Note:</u> Any substations located in Phases 2B and 2C shall be constructed in accordance with drawing Substation Proposals KKL-SW-00-DR-A-0305 Rev P01.	04/09/2025
	Detailed General Arrangement Plans 700399-APA-ZZ-XX-DR-L-0322 Rev P01 Detailed General Arrangements Plans Plan 6 of 6 700399-APA-ZZ-XX-DR-L-0306 Rev P10	10/06/2025				
	Substation Proposals KKL-SW-00-DR-A-0305 Rev P02	01/07/2025				
	Detailed GA & Planting Proposal Plan Substation Area 700399-APA-ZZ-XX-DR-L-0321 Rev P02	11/08/2025				