

██████████
Planning Services
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Reading
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

16 July 2025

Our Ref: 35956a

Planning Portal Ref: PP-14179441

Dear ██████████

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Parcel R4 Earthworks

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge Conditions pursuant to planning permission reference 191068, which are relevant to the advanced earthworks to be undertaken by Balfour Beatty, on behalf of Wokingham Borough Council, in Parcel R4. The material will be used in embankments for the South Wokingham Distributor Road (“SWDR”) in accordance with details approved under the conditions pursuant to the planning permission for the SWDR (ref. 192928).

The relevant conditions and following documents are submitted to discharge the conditions:

- Condition 11 – Levels Details
 - Earthworks Strategy R4 Temporary Formation Cut / Fill (drawing no. A389-092 Rev P02; dated February 2025; by ALP)
- Condition 14 – Arboricultural Method Statement
 - Parcel R4 Advanced Earthworks Technical Note by (dated July 2025; by ACD Environmental)
- Condition 25 – Archaeology
 - Evaluation Area A, South Wokingham Strategic Development Location Written Scheme of Investigation (ref. 8865 Issue No: 4; dated April 2025; by Oxford Archaeology)
 - The Applicants have received written agreement from Linden Ellicott (Berkshire Archaeology) confirming no further works are required for the area of the earthworks as a result of negative findings in the evaluation trenches.
- Condition 44 – Contaminated Land Assessment and Verification Report
 - Technical Note (ref. GE23228-TN01-250619; dated June 2025; by Geo-Environmental)

In respect of Condition 23 (Biodiversity Net Gain), it has been agreed with the Council’s Green Infrastructure Team Manager that no submission is required.

Condition 36 requires a Construction Environment Management Plan (“CEMP”) to be submitted. The Council has submitted a CEMP pursuant to Condition 24 of the SWDR planning permission (discharge of conditions ref. 242535;

SWDR ref. 192928). The Applicants seek to rely on the Council's CEMP and it is not considered to be necessary to replicate this document for this submission.

The required application fee will be paid directly to the Planning Portal by the Applicant along with the Planning Portal admin fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Matt Harris

Associate

m.harris@nexusplanning.co.uk