

Sophie Morris
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

27 March 2025

Our Ref: 40116
Planning Portal Ref: PP-13857130

Dear Sophie,

SECTION 73 – VARIATION OF APPROVED PLANS
PHASE 2B, PARCEL R10 OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION

We are instructed by our client, Miller Homes, to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended). The application seeks to amend planning permission ref. 240892 approved on 5th February 2025.

Background

Planning permission was approved for:

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.

Since this application was approved, the Applicant has submitted a reserved matters application for Parcel R10 of Phase 2b. Parcel R10 lies north and south of the consented link road which will run east to west from the Sir William Heelas Way roundabout through to Parcel R14 to the east. At the time of this application the layout was not known for Parcel R10 and therefore consideration could not be given to any minor vehicular crossings or accesses which may be required.

The Phase R10 layout has been submitted in consideration following detailed pre-application consultation with the council. The provision for new accesses onto the link road seeks to serve new homes which will front onto the link road providing an active and attractive frontage to the street scene.

Proposed Changes

This Section 73 application seeks to amend the consented scheme to ensure conformity to the Parcel R10 layout once approved (current plan reference P1914.R10.01-AA).

The required changes include:

- Bell-mouth crossing to serve plots 1140 and 1141.
- Bell-mouth crossing to serve plots 1118-1121 and 1139.
- Dropped kerb crossing to serve plots 1192-1197.
- Dropped kerb crossing for the substation parking space adjacent to Apartment Building 7.

Accordingly, the application seeks to substitute the list of approved plans secured under condition 2 on the decision notice. The following table indicates the approved plans and the amended plan revision numbers:

Plan Title	Approved Plan Reference	New Plan Reference
General Arrangement received by the LPA on 13 January 2025	A389-LR-101 P14	A389-LR-101 P15
Visibility Splays received by the LPA on 13 January 2025	A389-LR-106 P6	A389-LR-106 P7
Refuse Vehicle Swept Paths received by the LPA on 13 January 2025	A389-LR-111 P10	A389-LR-111 P11
Fire Tender Swept Paths received by the LPA on 13 January 2025	A389-LR-112 P8	A389-LR-112 P9
Lighting Lux Layout received by the LPA on 13 January 2025	A389-LR-121 P9	A389-LR-121 P10
Engineering Layout received by the LPA on 13 January 2025	A389-LR-401 P8	A389-LR-401 P9
Drainage Strategy received by the LPA on 13 January 2025	A389-LR-501 P10	A389-LR-501 P11
Surface Water Catchment Plan received by the LPA on 13 January 2025	A389-LR-502 P8	A389-LR-502 P9
Materials Plan received by the LPA on 13 January 2025	A389-LR-701 P11	A389-LR-701 P13
Traffic Signs and Road Markings received by the LPA on 13 January 2025	A389-LR-1201 P7	A389-LR-1201 P8
Landscape Proposals received by the LPA on 13 January 2025	P23-1686_EN_008D	P23-1686_EN_008E

Planning Condition Amendments

The enclosed schedule sets out the conditions on the decision notice which require amendments to comply with the proposed changes, or to reference where conditions have been approved under a discharge of condition application.

I trust this information is acceptable so 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



Stefania Petrosino MRTPI
Principal Planner

London

Birmingham

Bristol

Manchester

Reading

Condition Schedule

Proposed amendments to conditions as required by the approval of this Section 73 application. Green indicates new text.

This schedule only includes the conditions which require amendments to be made; all other stated conditions on the decision notice can remain.

Condition Number	Approved Wording	Amendments Required	Reason
2	This permission is in respect of the submitted application plans and drawings: A389-LR-100 P5 Site Location Plan received by the LPA on 13 January 2025 A389-LR-101 P14 General Arrangement received by the LPA on 13 January 2025 A389-LR-102 P9 Red Line Plan received by the LPA on 13 January 2025 A389-LR-106 P6 Visibility Splays received by the LPA on 13 January 2025 A389-LR-110 P10 Bus Swept Paths received by the LPA on 13 January 2025 A389-LR-111 P10 Refuse Vehicle Swept Paths received by the LPA on 13 January 2025 A389-LR-112 P8 Fire Tender Swept Paths received by the LPA on 13 January 2025 A389-LR-121 P9 Lighting Lux Layout received by the LPA on 13 January 2025 A389-LR-151-P5 Longitudinal Sections Sheet 1 received by the LPA on 31 October 2024 A389-LR-152-P2 Longitudinal Sections Sheet 2 received by the LPA on 11 September 2024 A389-LR-401 P8 Engineering Layout received by the LPA on 13 January 2025 A389-LR-501 P10 Drainage Strategy received by the LPA on 13 January 2025 A389-LR-502 P8 Surface Water Catchment Plan received by the LPA on 13 January 2025 A389-LR-511 P2 Drainage Details Sheet 1 received by the LPA on 11 September 2024	This permission is in respect of the submitted application plans and drawings: A389-LR-100 P5 Site Location Plan received by the LPA on 13 January 2025 A389-LR-101 P14 General Arrangement received by the LPA on 13 January 2025 A389-LR-102 P9 Red Line Plan received by the LPA on 13 January 2025 A389-LR-106 P6 Visibility Splays received by the LPA on 13 January 2025 A389-LR-110 P10 Bus Swept Paths received by the LPA on 13 January 2025 A389-LR-111 P10 Refuse Vehicle Swept Paths received by the LPA on 13 January 2025 A389-LR-112 P8 Fire Tender Swept Paths received by the LPA on 13 January 2025 A389-LR-121 P9 Lighting Lux Layout received by the LPA on 13 January 2025 A389-LR-151-P5 Longitudinal Sections Sheet 1 received by the LPA on 31 October 2024 A389-LR-152-P2 Longitudinal Sections Sheet 2 received by the LPA on 11 September 2024 A389-LR-401 P8 Engineering Layout received by the LPA on 13 January 2025 A389-LR-501 P10 Drainage Strategy received by the LPA on 13 January 2025 A389-LR-502 P8 Surface Water Catchment Plan received by the LPA on 13 January 2025 A389-LR-511 P2 Drainage Details Sheet 1 received by the LPA on 11 September 2024	To update the plan references.

	A389-LR-512 P1 Drainage Details Sheet 2 received by the LPA on 11 September 2024 A389-LR-701 P11 Materials Plan received by the LPA on 13 January 2025 A389-LR-711 P4 Highway Construction Details received by the LPA on 1 November 2024 A389-LR-1201 P7 Traffic Signs and Road Markings received by the LPA on 13 January 2025 CON24461-01 Tree Survey Plan Sheets 1 & 2 of 2 received by the LPA on 9 April 2024 CONS24461-03E Tree Protection Plan Sheets 1 & 2 of 2 received by the LPA on 13 January 2025 P23-1686_EN_008D Landscape Proposals received by the LPA on 13 January 2025 P23-1686_EN_009A Rain Garden Tree Pit Detail received by the LPA on 31 October 2024 The development shall be carried out in accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.	A389-LR-512 P1 Drainage Details Sheet 2 received by the LPA on 11 September 2024 A389-LR-701 P11 Materials Plan received by the LPA on 13 January 2025 A389-LR-711 P4 Highway Construction Details received by the LPA on 1 November 2024 A389-LR-1201 P7 Traffic Signs and Road Markings received by the LPA on 13 January 2025 CON24461-01 Tree Survey Plan Sheets 1 & 2 of 2 received by the LPA on 9 April 2024 CONS24461-03E Tree Protection Plan Sheets 1 & 2 of 2 received by the LPA on 13 January 2025 P23-1686_EN_008D Landscape Proposals received by the LPA on 13 January 2025 P23-1686_EN_009A Rain Garden Tree Pit Detail received by the LPA on 31 October 2024 The development shall be carried out in accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.	
3	No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) has been submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the road being brought into use.	No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) has been submitted to and approved in writing by the local planning authority, or in accordance with details approved under planning application 250495, and the approved scheme shall be fully implemented prior to the road being brought into use.	To reference the information submitted and approved under application 250495.
9	Prior to commencement of development (including demolition and site clearance) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include: i) measures for the control of dust, odour and other effluvia; ii) measures for the control of noise (including noise from any piling and permitted working hours); iii) measures for the control of noise from delivery vehicles and times when deliveries will be accepted; iv) vibration monitoring;	Prior to commencement of development (including demolition and site clearance) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include: i) measures for the control of dust, odour and other effluvia; ii) measures for the control of noise (including noise from any piling and permitted working hours); iii) measures for the control of noise from delivery vehicles and times when deliveries will be accepted; iv) vibration monitoring;	To reference the information submitted and approved under application 250495.

	v) measures for the control of pests and other vermin (particularly during site clearance); vi) pollution control measures; vii) measures to control of surface water run-off including protection of the aquatic environment in terms of water quantity and quality; viii) a construction travel protocol or Green Travel Plan for the construction phase; ix) construction traffic management plan comprising: a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles; b. vehicle routes and notably lorry routes, with volumes of lorries; and c. traffic management proposals including any mitigations, hours of operation and signage x) site construction access; xi) any haul routes within the site (supported by relevant surveys if not already adequately covered); xii) details of any site construction office, compound and ancillary facilities; xiii) cycle storage and motor vehicle parking and turning for site operatives and visitors; xiv) loading, unloading and storage of plant and materials; xv) measures to prevent deposit of mud on the highway; xvi) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation); xvii) provision of boundary hoarding; xviii) lighting; xix) A site security strategy; xx) protection of important trees, hedgerows and other natural features xxi) relevant ecological mitigation measures for protected species and species of principal importance; xxii) contact details for complaints construction liaison officer; xxiii) Communications Plan to keep local residents, town/parish councils and ward members informed; xxiv) programme of works, including measures for traffic management and operating hours; xxv) monitoring and review mechanisms; xxvi) implementation of the CEMP through an environmental management system;	v) measures for the control of pests and other vermin (particularly during site clearance); vi) pollution control measures; vii) measures to control of surface water run-off including protection of the aquatic environment in terms of water quantity and quality; viii) a construction travel protocol or Green Travel Plan for the construction phase; ix) construction traffic management plan comprising: a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles; b. vehicle routes and notably lorry routes, with volumes of lorries; and c. traffic management proposals including any mitigations, hours of operation and signage x) site construction access; xi) any haul routes within the site (supported by relevant surveys if not already adequately covered); xii) details of any site construction office, compound and ancillary facilities; xiii) cycle storage and motor vehicle parking and turning for site operatives and visitors; xiv) loading, unloading and storage of plant and materials; xv) measures to prevent deposit of mud on the highway; xvi) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation); xvii) provision of boundary hoarding; xviii) lighting; xix) A site security strategy; xx) protection of important trees, hedgerows and other natural features xxi) relevant ecological mitigation measures for protected species and species of principal importance; xxii) contact details for complaints construction liaison officer; xxiii) Communications Plan to keep local residents, town/parish councils and ward members informed; xxiv) programme of works, including measures for traffic management and operating hours; xxv) monitoring and review mechanisms; xxvi) implementation of the CEMP through an environmental management system;	
--	---	---	--

	Construction activity shall be carried out in accordance with the approved CEMP.	Construction activity shall be carried out in accordance with the approved CEMP, or in accordance with details approved under planning application 250495.	
11	A) No development shall take place/commence until a program of further archaeological work, including a Written Scheme of Investigation (WSI), has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and: i) The programme and methodology of site investigation and recording ii) The programme for post investigation assessment ii) Provision to be made for analysis of the site investigation and recording iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation v) Provision to be made for archive deposition of the analysis and records of the site investigation vi) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI. B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be opened to the public to pass and repass until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.	A) No development shall take place/commence until a program of further archaeological work, including a Written Scheme of Investigation (WSI), has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and: i) The programme and methodology of site investigation and recording ii) The programme for post investigation assessment ii) Provision to be made for analysis of the site investigation and recording iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation v) Provision to be made for archive deposition of the analysis and records of the site investigation vi) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI. B) The Development shall take place in accordance with the WSI approved under condition (A) or in accordance with details approved under planning application 250580. The development shall not be opened to the public to pass and repass until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.	To reference the information submitted and approved under application 250580.
14	Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, visibility splays, swept paths, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with approved details prior to opening unless otherwise agreed in writing by the local planning authority.	Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, visibility splays, swept paths, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with approved details, or in accordance with details approved under 250495 , prior to opening unless otherwise agreed in writing by the local planning authority.	To reference the information submitted and approved under application 250495.