

Our Ref: 333101202/A3/IS/LD

18th June 2025

Mark Croucher,
Development Management,
Wokingham Borough Council,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR

Dear Mark,

**DISCHARGE OF CONDITIONS IN RELATION TO PLANNING APPLICATION REFERENCE 230208
(AS AMENDED BY 250640) – LAND OFF WATMORE LANE, WINNERSH, WOKINGHAM**

On behalf of our client, Taylor Wimpey West London, we are pleased to submit an application for approval of details reserved by a condition to discharge condition 16, in relation to planning application reference: 230208, as amended by 250640 at Land off Watmore Lane, Winnersh, Wokingham.

Planning Background

Outline planning permission was granted at appeal on 6th March 2024 (ref: APP/X0360/W/23/3331651) for:

“Outline planning application for the residential development of up to 234 units, with all matters reserved except access from Maidensfield”

There were 20 planning conditions attached to the outline planning permission. A Non-Material Amendment (NMA) (reference: 250640) was granted on 7th April 2025 to amend the wording of conditions 2, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19 to allow the phasing of the development.

Discharge of Condition 16

We are seeking discharge of the following pre-commencement condition 16 which, following the approved NMA states:

“Prior to the commencement of development, a reptile mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be carried out fully in accordance with the relevant part of the approved Reptile Mitigation Strategy thereafter.”

A Reptile Mitigation Strategy (RMS) has been prepared by CSA for the site, and this sets out how the RMS will apply in relation to the two phases of the reserved matters. The following report is submitted as part of the discharge of conditions application:

- Reptile Mitigation Strategy (CSA/7168/02 Rev D)

In addition to the above documentation, please also find attached as part of the application package the completed application form (Planning Portal reference: PP-14093208) and this covering letter.

Summary

In summary, we are submitting this application to discharge pre-commencement condition 16 in relation to planning permission 230208, as amended by 250640 at Land off Watmore Lane, Winnersh, Wokingham.

The Discharge of Conditions application fee of £383 will be paid directly to the Planning Portal.

We trust the Council has sufficient information to register and determine the enclosed Discharge of Conditions application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely



Lillian Duffield
Senior Planner

on behalf of Stantec UK Ltd