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Email: sophie.morris@wokingham.gov.uk
Date: 17th April 2026
My ref: 250870



**WOKINGHAM
BOROUGH COUNCIL**

Miller Homes
C/O Matt Harris
Associate
Nexus Planning
By email only m.harris@nexusplanning.co.uk

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND AT PHASE 2A AND 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL)

PLANNING PERMISSION 250870 (APPLICATION TO VARY CONDITIONS 2, 3, 9, 11 AND 14 OF PLANNING CONSENT 240892 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. CONDITION 2 REFERS TO THE APPROVED DRAWINGS; 3 TO LEVELS; 9 TO A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP); 11 TO ARCHAEOLOGY, AND 14 TO HIGHWAY CONSTRUCTION DETAILS. THE VARIATION IS TO AMEND THE PLANS TO CONFORM WITH THE PARCEL 10 RESERVED MATTERS LAYOUT AND AMEND THE WORDING IN THE ABOVE MENTIONED CONDITIONS 3,9,11 AND 14 TO REFLECT DETAILS WHICH ARE ALREADY APPROVED.)

CONDITIONS APPLICATION REFERENCE 252951

Thank you for your application for approval of details pursuant to the above planning permission. Below is a summary of the current status of the conditions submitted under the above application reference 252951.

- Acceptable details have been submitted in relation conditions 6 (Landscaping), and 7 (LEMP). Work should be carried out in accordance with the approved details;
- The remaining details to fully comply with condition 11 (WSI) are required prior to the opening of the road;
- Details to comply with condition 8 (Lighting) remains under consideration and condition 15 (closure of Waterloo Road), is required within one month of opening.

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, Sophie Morris.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'CC' or similar initials, followed by a horizontal stroke.

Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: schedule of conditions

Condition of 250870	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Mandatory BNG condition	R10-R14 Link Road South Wokingham Ecological Impact Assessment FINAL 12 April 2024 R10-R14 Link Road South Wokingham Biodiversity Gain Plan Signed The Statutory Biodiversity Metric Calculation Tool - South Wokingham Link Road 30 April 2025 R10-R14 Link Road, South Wokingham Biodiversity Net Gain Design Stage Report FINAL Rev. 3 30 April 2025	20/02/2025 06/05/2025	250424	Before commencement	BNG: approved.	21/05/2025
Condition 1				No submission required	Three years to commence	N/A
Condition 2				No submission required	Approved drawings	N/A
Condition 3				No submission required	Levels	N/A
Condition 4				No submission required	Tree protection	N/A
Condition 5				No submission required	retention of vegetation	N/A
Condition 6	P23-1686_EN_011C Landscape Proposals; A389-LRDD-701 C04 Materials Plan; P23-1686_EN_012B Landscape Phasing Plan; P23-1686_EN_013 Tree Pit Details; P23-1686 R10R14 Link Road Open Space Specification	04/12/2025	252951	Before opening	Landscaping:	17/04/2026

Condition of 250870	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 7	P23-1686_EN_010 LEMP R10/R14 Link Road Landscape and Ecological Management Plan dated September 2025	03/12/2025	252951	Before opening	LEMP	17/04/2026
Condition 8	A389-LRDD-121 Co2 Lighting Lux Layout; A389-R006D-R10-14 Link Road Lighting Strategy	03/12/25 Revision 24/03/26	252951	Before opening	Lighting: Awaiting WBC consultee response on submitted revised Strategy	
Condition 9				No submission required	Approved CEMP	
Condition 10				No submission required	Hours of work	N/A
Condition 11				Before opening	Submission of a report of investigation in accordance with the approved WSI document.	
Condition 12				No submission required	Drainage	N/A
Condition 13				In the event contamination is found	Contaminated land	
				Before opening	Validation report/confirmation that no contamination was found	
Condition 14				No submission required	Approved Highway construction details:	N/A
Condition 15				Within one month of opening	Closure of Waterloo Road:	