

Telephone: +44 118 237 8644
Mobile: +44 7825 420634
Email: emy.circuit@wokingham.gov.uk
Date: 6 March 2025
My ref: EXC/191068/R11
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/Decision letter Conditions of planning permission 191068 Parcel R11 2025_03_06.docx



**WOKINGHAM
BOROUGH COUNCIL**

Development Delivery

P.O. Box 157

Shute End, Wokingham

Berkshire RG40 1WR

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Miller Homes Southern
c/o Matthew Harris
Associate
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX

By email only m.harris@nexusplanning.co.uk

Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

**PARCEL R11 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)
PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION (FOR A MIXED USE DEVELOPMENT OF UP TO
1,434 DWELLINGS, A TWO-FORM ENTRY PRIMARY SCHOOL, LOCAL CENTRE (INCLUDING COMMUNITY
BUILDING) AND ASSOCIATED INFRASTRUCTURE.**

CONDITION REFERENCE 250281

Thank you for your application for approval of temporary construction access arrangements to comply with condition 36 xi) of planning permission 191068 dated 19 July 2024.

This letter is concerned with conditions relating to Parcel R11 only. Site-wide conditions are dealt with in separate correspondence. In summary, for R11:

- The construction site access details submitted pursuant to condition 36 xi) (site construction access) are acceptable. However, this only partially fulfils the requirements of condition 36 (CEMP) and further details require approval before commencement of development within the phase.
- Other conditions requiring approval of details before commencement of the phase are conditions 9 (materials), 11 (levels), 14 (AMS), 15 (landscaping), 16 (LEMP), 23 (BNG), 25 (archaeology), 32 (connections to the drainage network), 44 (contaminated land assessment and 60 (highway construction details);
- Conditions 31 (surface water drainage), 33 (water quality treatment), 35 (SuDS Management and Maintenance Plan), 56 (parking management) require implementation in accordance with approved details before occupation of the phase; and
- Condition 41 (plant enclosure) requires approval of details before installation (if relevant).

This provides a brief overview of the current position regarding conditions relating to this phase only and I refer you to the schedule for more detailed comments on each condition.

If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' or similar initials, written in a cursive style.

Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: Schedule of conditions relating to Parcel R11

Schedule of conditions relating to Parcel R11

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9				before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14):	
Condition 11				before commencement of phase	Levels details:	
Condition 14				before commencement of phase	AMS:	
Condition 15				before commencement of phase	Landscaping (see informative 23 re play space design):	
Condition 16				before commencement of phase	LEMP:	
Condition 23				before commencement of phase	BNG assessment:	
Condition 25				before commencement of phase	archaeological WSI:	
				before occupation of phase	post investigation assessment:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
condition 31				installed before occupation	surface water drainage (may be limited depending on the level of detail provided under condition 30) (see informative 24 re the Wokingham SuDS Strategy):	
Condition 32				before commencement of phase	connections to the drainage network:	
condition 33				before occupation of phase	water quality treatment:	
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36	A389-086 P2 Miller-Kier Section 184 MILL24614-03 Temporary Construction Access	05/02/2025	250281	before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security): these temporary construction access details, pursuant to part xi of condition 36, are acceptable, subject to the hedgerow being managed as set out in your email. The Landscaping details pursuant to condition 15 will be expected to include reinstatement of the hedgerow once the use of the temporary access has ceased, in line with reserved matters. However, a full CEMP will be required before commencement of development.	06/03/2025
	A389-093 P1 Miller Section 184 Email dated 5 March 2025 setting out approach to hedgerow management to achieve visibility at the access.	12/02/2025				
Condition 41				before installation	details of any plant enclosure:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 44				before commencement of phase	contaminated land assessment & verification report:	
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 60				before commencement of phase	Highway Construction details	