

**Date:** 18 December 2025  
**Application:** 252230



**WOKINGHAM  
BOROUGH COUNCIL**

Mr Graham Powell  
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Development Management &  
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Dear Mr Graham Powell,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING  
PERMISSION 231885**

**Application Number:** 252230

**Applicant Name:** Mr Lee Elgar

**Site Address:** The Haulage Yard, Land Adjacent to Bramble Cottage at, 183 Hyde End Road, Spencers Wood, RG7 1BU

**Proposal:** Application for submission of details to comply with the following condition of planning consent 231885 dated 24.01.2024. Condition 3. Materials. 4. Drainage. 5. Landscaping Scheme. 6. Arboricultural Impact Assessment. 7. Biodiversity Net Gain. 8. CEMP. 9. Construction Method Statement. 10. Parking and Turning. 11. EVC Charging and Cycle Parking. 12. Construction Phase Emergency Plan.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11. The development is to be carried out in accordance with the approved details.
- Insufficient have been submitted so far in relation to condition 12. Revised details will need to be submitted in accordance with the timescales set out by the condition wording.

Yours sincerely,  
Development Management & Compliance

Authorised by:

| Condition       | Plan Details | Number/Report                                                                              | Date Received     | Comments                                                                                                                                         |
|-----------------|--------------|--------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition No. 3 | -            | GP/05/25 – Materials Plan                                                                  | 18 September 2025 | Acceptable details have been submitted in relation to condition 3. The development is to be carried out in accordance with the approved details. |
| Condition No. 4 | -            | 24-039 C01 Rev.A – Surface Water Drainage Layout                                           | 18 September 2025 | Acceptable details have been submitted in relation to condition 4. The development is to be carried out in accordance with the approved details. |
| Condition No. 5 | -            | 993-LA-P-02 – Surface Material Plan<br>993-LA-P-03 – Detailed Planting Plan and Schedule   | 18 September 2025 | Acceptable details have been submitted in relation to condition 5. The development is to be carried out in accordance with the approved details. |
| Condition No. 6 | -            | Arboricultural Method Statement – Green Earth Consultants – 14 <sup>th</sup> February 2024 | 18 September 2025 | Acceptable details have been submitted in relation to condition 6. The development is to be carried out in accordance with the approved details. |
| Condition No. 7 | -            | Biodiversity Enhancement Management Plan (Darwin Ecology – March 2024)                     | 25 September 2025 | Acceptable details have been submitted in relation to condition 7. The development is to be carried out in accordance with the approved details. |
| Condition No. 8 | -            | Construction Environmental Management Plan (Darwin Ecology – March 2024)                   | 18 September 2025 | Acceptable details have been submitted in relation to condition 8. The development is to be carried out in accordance with the approved details. |
| Condition No. 9 | -            | Construction Method Statement<br>GP/03/25 – Construction Method Statement Plan             | 18 September 2025 | Acceptable details have been submitted in relation to condition 9. The development is to be carried out in accordance with the approved details. |

| Condition        | Plan Details                                                   | Number/Report | Date Received     | Comments                                                                                                                                          |
|------------------|----------------------------------------------------------------|---------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition No. 10 | - GP/04/25 – Proposed parking access/egress turning block plan |               | 18 September 2025 | Acceptable details have been submitted in relation to condition 10. The development is to be carried out in accordance with the approved details. |
| Condition No. 11 | - 993-LA-P-02 – Surface Material Plan                          |               | 18 September 2025 | Acceptable details have been submitted in relation to condition 11. The development is to be carried out in accordance with the approved details. |
| Condition No. 12 | - Revised Construction Phase Emergency Plan                    |               | 3 December 2025   | Submitted details are inadequate. See below.                                                                                                      |

### **Condition 12 – Construction Phase Emergency Plan**

The Council's Emergency Planning Officer has provided the following comments on the submitted document:

- There are no provisions within the plan for how individual will shelter adequately in that property – for example food, spare clothing, bedding.
- It is also unclear how many people would be sheltering; there is a need to ensure provisions for all sheltering individuals.
- By entering the adjacent property – occupants of the site risk spreading contamination into that building, bringing risk to those occupants. Therefore details will be required as to how occupants will be self-decontaminated – either before entering, or in a way they can ensure the risk of spreading contaminants further. Please see [What to do in a radiation emergency - GOV.UK](#) for further details.
- All staff and visitors to the site are required to sign up to an SMS alert system.
- Sheltering is up to 48 hours, rather than being a minimum of 72 hours as stated within the submitted plan.