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Date: 05 September 2025



WOKINGHAM
BOROUGH COUNCIL

Mr Joe Halstead
Mr Ross McGroarty
Mr Mitchell King
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By email only

Dear Mr Joe Halstead,
Dear Mr Ross McGroarty,
Dear Mr Mitchell King

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 203544 (APP/X0360/W/22/3297645)**

Applicant Name: Antler Homes Plc
Site Address: Land to the west of St Annes Drive, and south of London Road, Wokingham, RG40 1PB
Condition Reference: 233176, 233177, 233186, 240126, 240127, 240178, 240357, 240358, 240454, 240479, 240489, 240532, 240533, 240534, 240535, 240536, 240537, 240538, 240539, 240638, 240639, 240671, 241038, 241175, 250381, 251675, 251641, 251695, 251773, 251836 and 251899.

This letter provides an update on the approval of details pursuant to conditions of Planning Permission 203544 (App Ref: APP/X0360/W/22/3297645).

The attached schedule sets out the current position regarding submission and approval of details in respect of conditions: 3 (Archaeology), 4 (Noise), 6 (Contamination), 7 (Construction Environmental Management Plan), 8 (Traffic Management), 9 (Earthworks), 10 (Levels), 11 (Materials), 12 (Boundary Treatments), 13 (Lighting), 14 (Landscaping), 15 (Landscape and Ecological Management Plan), 17 (Arboricultural Method Statement), 18 (Protected Species), 19 (SANG Footpath Details), 20 (SANG Access Points), 21 (Drainage Strategy), 22 (SuDS Management),

23 (Exceedance Flow Routes), 24 (Foul Water), 25 (Waste and Recycling), 26 (Road Design), 27 (Electric Vehicle Charging), 28 (Cycle Parking), 30 (Pedestrian & Cycle Upgrades), 32 (Parking Management), 33 (Fire Hydrants), 34 (Sustainability), 40 (Visibility Splays for Access).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary:

- Acceptable details have been submitted in relation to Conditions 3 (Archaeology) in respect of Phase 1 and Phase 2; and in relation to Conditions 4 (Noise), 6 (Contamination), 7 (Construction Environmental Management Plan), 8 (Traffic Management), 9 (Earthworks), 10 (Levels), 11 (Materials), 12 (Boundary Treatments), 13 (Lighting), 14 (Landscaping), 15 (Landscape and Ecological Management Plan), 17 (Arboricultural Method Statement), 18 (Protected Species), 19 (SANG Footpath Details), 20 (SANG Access Points), 21 (Drainage Strategy), 22 (SuDS Management), 23 (Exceedance Flow Routes), 24 (Foul Water), 26 (Road Design), 27 (Electric Vehicle Charging), 29 (Visibility Splays), 30 (Pedestrian & Cycle Upgrades), 32 (Parking Management), 33 (Fire Hydrants), 34 (Sustainability) and 40 (Visibility Splays for Access).
- Further information is required in respect of Condition 25 (Waste and Recycling) and 28 (Cycle Parking).
- Details submitted in relation Condition 4 (Noise Impact Assessment – verification report) in relation to verification report are under consideration. Details submitted pursuant to the S73 application 243194, which supersede drawings approved under Conditions 10 (Levels), 14 (Landscaping), 21 (SuDS Strategy), 24 (Foul Water) and 26 (Road Design), are currently under consideration as part of the S73 application.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition, including where the submitted details are sufficient to partially discharge conditions. If you have any queries, please contact the case officer, Joanna Carter.

Yours sincerely,



Connor Corrigan

Head of Strategic Development
Planning, Delivery & Compliance

Enclosure: schedule of conditions

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Time for Implementation				No submission required		N/A
Condition 2 Approved Plans				No submission required		N/A
Condition 3 Archaeology	Written Scheme of Investigation BA23167ADW-WSI Issue 4	20/02/2024	240178	Prior commencement	Acceptable details received in relation to initial investigations.	06/03/2024
	Archaeological Field Evaluation BA23167ADW-interim Issue 2	15/05/2024	241175		Acceptable details received in relation to Phase 1 only.	30/05/2024
	Archaeological Field Evaluation BA23167ADW-WSI - Phase 2	18/02/2025	250381		Acceptable details received in relation to Phase 2.	14/03/2025
Condition 4 Noise Impact Assessment	Noise Impact Assessment 27715.NIA.01 Rev B	26/03/2024	240126	Prior commencement	Acceptable details received in relation to the noise impact assessment. Please note that a verification report is required to be submitted (and approved) prior to first occupation, under a new application, before this condition can be fully discharged.	26/03/2024
	Noise Impact Assessment Verification Report 27715.NIA.01 Rev B	07/08/2025	251899		Under consideration	
Condition 5 (NOT USED)				No submission required		
Condition 6 Contamination	Discovery Strategy Remediation Action Plan & Verification Plan 23-239.04 Rev 2	08/02/2024	240358	Prior commencement	Acceptable details received in relation to parts a) and b) of this condition. Please note that a verification report pursuant to part c) of this condition is required	06/03/2024
	Preliminary Risk Assessment and Site Investigation 23-239.01 Rev 3	18/03/2024				26/03/2024

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					to be submitted under a new application before this condition can be fully discharged.	
Condition 7 CEMP	Location of Underground Services and Drains 57315-1 Rev - Location of Underground Services and Drains 57315-2 Rev - Temporary Haul Road Tacking 23-190-SK04 Rev A	20/02/2024	233186	Prior commencement	Acceptable details received.	30/05/2024
	S278 Junction Tracking Sketch with Kerb Widening 23-190-SK006 Rev -	08/05/2024				
	Construction Environmental Management Plan AH-SADW-CEMP Rev F2	17/05/2024				
Condition 8 Traffic Management	Temporary Haul Road Tacking 23-190-SK04 Rev A Location of Underground Services and Drains 57315-1 Rev - Location of Underground Services and Drains 57315-2 Rev -	20/02/2024	233177	Prior commencement	Acceptable details received.	30/05/2024
	S278 Junction Tracking Sketch with Kerb Widening 23-190-SK006 Rev -	08/05/2024				
	Traffic Management Plan (Phase 1) AH303-SK-803-1 Rev 9 Traffic Management Plan (Phase 2) AH303-SK-803-2 Rev 9	29/05/2024				
Condition 9 Earthworks	Earthworks Analysis AH303-SK-810 Rev 1 Arboricultural Technical Note 2024.10.2	28/10/2024	240532	Prior commencement	Acceptable details received	02/12/2024
Condition 10 Levels	Sections Through S38 Road & Retaining Wall 23-190-430 Rev A Watercourse Improvement Assessment note	01/11/2024	240533	Prior commencement	Acceptable details received	02/12/2024
	Levels Layout Sheet 1 of 4 23-190-205 Rev F Levels Layout Sheet 2 of 4 23-190-206 Rev J Levels Layout Sheet 3 of 4 23-190-207 Rev F Levels Layout Sheet 4 of 4 23-190-208 Rev F	26/06/2025			Under consideration pursuant to s73 application 243194.	

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 11 Materials	External Materials Plan EXMHS.01 Rev J	13/12/2024	243154	Prior commencement	Acceptable details received. Boundary treatments are considered as part of the submission of details pursuant to Condition 12.	14/02/2025
Condition 12 Boundary Treatment	Site Layout Plan - Boundary Treatments BT.01 Rev D	25/10/2024	241038	Prior above ground construction	Acceptable details received	02/12/2024
Condition 13 Lighting	Risk Assessment - Lighting WLC1028-PRV-RA Rev R0	30/07/2024	240454	Prior commencement	Acceptable details received	02/12/2024
	Design Considerations and Environmental Report LC1028-PRV-DCR-001 Rev R2 Design Considerations and Environmental Report WLC1028-S38-DCR-001 Rev R0 Layout Report WLC1028-PRV-LC-AC-001 Rev R3 Layout Report WLC1028-S38-LC-AC-001 Rev R0 Proposed Adoptable Lighting Layout WLC1028-S38-1300-001 Rev R0 Proposed Private Lighting Layout Plan WLC1028-PRV-1300-001 Rev R3 Risk Assessment - Lighting WLC1028-S38-RA Rev R0	01/11/2024				
Condition 14 Landscaping	Management and Maintenance Document ANT1442man Rev -	29/07/2024	240479	Prior commencement	Acceptable details received	10/12/2024
	Landscape Specification ANT1442spec Rev -	16/09/2024				
	Sections Through S38 Road & Retaining Wall 23-190-430 Rev A Watercourse Improvement Assessment note	01/11/2024				
	Hard and Soft Landscape Proposals Sheet 2 of 4 ANT1442-21 Rev H Hard and Soft Landscape Proposals Sheet 3 of 4 ANT1442-21 Rev H	05/12/2024				

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Hard and Soft Landscape Proposals Sheet 4 of 4 ANT1442-21 Rev H					
	Hard and Soft Landscape Proposals Sheet 1 of 4 ANT1442-21 Rev J	10/12/2024				
	Levels Layout Sheet 1 of 4 23-190-205 Rev F Levels Layout Sheet 2 of 4 23-190-206 Rev J Levels Layout Sheet 3 of 4 23-190-207 Rev F Levels Layout Sheet 4 of 4 23-190-208 Rev F	26/06/2025			Under consideration pursuant to s73 application 243194.	
Condition 15 LEMP	Sections Through S38 Road & Retaining Wall 23-190-430 Rev A Watercourse Improvement Assessment note	01/11/2024	240127	Pre-slab (as per 242697 Section 96a Application)	Acceptable details received in respect of part b) of this condition. The identified shortfall (0.1) in BNG river units deliverable on site requires a payment of BNG contribution in accordance with Schedule 2 of the Section 106 legal agreement.	07/03/2025
	Ecological Management Plan ETH23-367 Rev V6 St Annes BNG Metric 2025.02.27	03/03/2025				
	Management and Maintenance Document ANT1442man Rev C Overall Conveyance Plan AH303.SK.813 Rev -	29/05/2025			Acceptable details received in respect of part a).	05/09/2025
Condition 16 Tree retention				No submission required		
Condition 17 AMS	Arboricultural Method Statement GHA-MS-160224-23 2024.02.28	28/02/2024	233176	Prior commencement	Acceptable details received.	06/03/2024
	Tree Protection Plan Rev C	22/03/2024				26/03/2024
Condition 18 Protected Species	Condition 18 Discharge of Condition Report ETH23-367 Rev V1	01/11/2024	240127	Prior commencement	Acceptable details received	02/12/2024
Condition 19	Site Layout Plan - SANG Footpath Upgrade Details SFUD.01 Rev B	19/07/2024	240534	Pre-slab (as per	Acceptable details received. You are advised to liaise	05/09/2025

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
SANG footpath details	SANG Footpath vehicle use confirmation - Email from Lucy Ormrod 2024.07.22	22/07/2024		242697 Section 96a Application)	with the Council's Commercial Property Team in respect of obtaining a licence to undertake works within the Buckhurst Meadows SANG. An update on the progress of works is required by 31 st March 2026.	
	MS MS005 Ground Works Including No dig Areas Rev 1 MS MS009 Ground Works with Vubamac Rev 1 MS MS002Flexistone Rev 1	05/03/2025				
	Footpath Upgrades P24-2870-EN-001-C-01 AMS TGA.2071.ArbMethodStatement Rev A 2025.03.12 Tree Protection Plan TGA.2701.TPP.002A Rev -	13/03/2025				
Condition 20 SANG access points details	Site Layout Plan - SANG Connection Footpath Works SCFW.01 Rev G	26/02/2025	240535	Pre-slab (as per 242697 Section 96a Application)	Acceptable details received	14/03/2025
Condition 21 SuDS strategy	Drainage Construction Details 1 of 4 23-190-235 Rev C Drainage Construction Details 2 of 4 23-190-236 Rev B Drainage Construction Details 3 of 4 23-190-237 Rev C Drainage Construction Details 4 of 4 23-190-238 Rev D Drainage Long Sections 23-190-245 Rev E Manhole Schedules 1 of 2 23-190-250 Rev E Manhole Schedules 2 of 2 23-190-251 Rev C Microdrainage Calculations Rev B Proposed Culverts 23-190-260 Rev C	07/04/2025	240536	Prior commencement	Acceptable details received	10/12/2024
	Drainage Layout 1 of 4 23-190-215 Rev J Drainage Layout 2 of 4 23-190-216 Rev K Drainage Layout 3 of 4 23-190-217 Rev F Drainage Layout 4 of 4 23-190-218 Rev G	26/06/2025			Under consideration pursuant to s73 application 243194.	

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 22 SuDS maintenance	SuDS Management Document ANT1442SuDs Rev -	24/07/2025	251773	Prior occupation	Acceptable details received.	05/09/2025
Condition 23 Exceedance Routes	Exceedance Route Layout - Sheet 1 of 4 23-190-310 Rev A Exceedance Route Layout - Sheet 2 of 4 23-190-311 Rev B Exceedance Route Layout - Sheet 3 of 4 23-190-312 Rev B Exceedance Route Layout - Sheet 4 of 4 23-190-313 Rev B	22/07/2024	240537	Prior commencement	Acceptable details received.	21/10/2024
Condition 24 Foul Water	Rising Main Long Section NMA Application 23-190-347 Rev -	03/05/2024	240639	Prior occupation	Acceptable details received.	20/08/2024
	Drainage Construction Details NMA Application Sheet 1 of 4 23-190-335 Rev - Drainage Construction Details NMA Application Sheet 2 of 4 23-190-336 Rev - Drainage Construction Details NMA Application Sheet 3 of 4 23-190-337 Rev - Drainage Construction Details NMA Application Sheet 4 of 4 23-190-338 Rev -	22/07/2024				
	Drainage Layout 1 of 4 23-190-215 Rev J Drainage Layout 2 of 4 23-190-216 Rev K Drainage Layout 3 of 4 23-190-217 Rev F Drainage Layout 4 of 4 23-190-218 Rev G	26/06/2025			Under consideration pursuant to s73 application 243194.	
Condition 25 Waste and recycling	Waste Management Plan AH303.SK.817 Rev - Cycle Store & Bin Store T89-080 Rev T1	17/07/2025	251695	Prior occupation	Further information required – please see email of 27/08/2025.	
Condition 26	Drainage Construction Details NMA Application Sheet 1 of 4 23-190-335 Rev -		240538	Prior commencement	Acceptable details received. Please note that should any details be amended as a result of Highways	02/12/2024

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Road Design	Drainage Construction Details NMA Application Sheet 2 of 4 23-190-336 Rev - Drainage Construction Details NMA Application Sheet 3 of 4 23-190-337 Rev - Drainage Construction Details NMA Application Sheet 4 of 4 23-190-338 Rev - Manhole Schedules NMA Application Sheet 1 of 2 23-190-350 Rev A Manhole Schedules NMA Application Sheet 2 of 2 23-190-352 Rev A				Agreements process, updated drawings will need to be resubmitted for consideration of the Local Planning Authority.	
	Drainage Long Sections NMA Application 23-190-345 Rev B Drainage Strategy DS-01 July 2024	23/07/2024				
	Highway Construction Details - NMA Application 23-190-330 Rev B	23/09/2024				
	Highway Long Sections Sheet 1 of 4 23-190-240 Rev E Highway Long Sections Sheet 2 of 4 23-190-241 Rev E Highway Long Sections Sheet 3 of 4 23-190-242 Rev D Highway Long Sections Sheet 4 of 4 23-190-243 Rev B	07/11/2024				
	Drainage Layout Sheet 1 of 4 23-190-215 Rev J Drainage Layout Sheet 2 of 4 23-190-216 Rev K Drainage Layout Sheet 3 of 4 23-190-217 Rev F Drainage Layout Sheet 4 of 4 23-190-218 Rev G External Works Layout Sheet 1 of 4 23-190-220 Rev F External Works Layout Sheet 2 of 4 23-190-221 Rev J External Works Layout Sheet 3 of 4 23-190-222 Rev F External Works Layout Sheet 4 of 4 23-190-223 Rev F Levels Layout Sheet 1 of 4 23-190-205 Rev F	26/06/2025			Under consideration pursuant to s73 application 243194.	

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Levels Layout Sheet 2 of 4 23-190-206 Rev J Levels Layout Sheet 3 of 4 23-190-207 Rev F Levels Layout Sheet 4 of 4 23-190-208 Rev F					
Condition 27 EVC	EV Charging Plan AH303.SK.819 Rev – EVEC EV Pedestal Charger EVEC VEC01 Untethered EV Charger	01/08/2025	240638	Prior occupation	Acceptable details received.	05/09/2025
Condition 28 Cycle Parking	Apex Roof Shiplap Timber Sheds - Specification Cycle Store Allocation Cycle Store & Bin Store T89-080 Rev T1 Garage - Double Substructure Plan T89-051 Rev C1 Garage - Double Substructure Plan T89-052 Rev C1 Garage & Carport Combination Plot 6 & 7 Substructure Plan T89-050 Rev C1 Garage (Plot 4) Extract Garage (Plot 1) Extract	15/07/2025	251675	Prior occupation	Further information required – please see email from 27/08/2025.	
Condition 29 Visibility splays	Driveway & Parking Bay Visibility Sheet 1 of 3 23-190-285 Rev - Driveway & Parking Bay Visibility Sheet 2 of 3 23-190-286 Rev - Driveway & Parking Bay Visibility Sheet 3 of 3 23-190-287 Rev -	13/05/2025	251144	Prior occupation	Acceptable details received.	05/09/2025
Condition 30 Pedestrian & Cycle Infrastructure Upgrades	Site Layout Plan - Cycle & Pedestrian Links CYPL.01 Rev -	28/05/2024	240539	Prior commencement	Acceptable details received.	20/08/2024
	Technical Note 01 Pedestrian and Cycle Audit 2024.08.05	06/08/2024				
Condition 31				No submission required		

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Car parking						
Condition 32 Parking Management	Parking Management Plan AH303.PC32.1	31/07/2025	251836	Prior occupation	Acceptable details received.	05/09/2025
Condition 33 Fire hydrants	AVK Underground Fire Hydrant Squat Type PN 16 Fire Hydrant Plan AH303.SK.815 Rev -	10/07/2025	251641	Prior occupation	Acceptable details received.	05/09/2025
Condition 34 Sustainability	PV Layout AH303.SK.807 Rev - Developer Statement AN.SA.RG40 Rev 1 Energy Statement Rev 00 Block Compliance AN.SA.RG40 2024.01.26 PV Schedule AN.SA.RG40 Rev R01	26/06/2024	240357	Prior commencement	Acceptable details received.	20/08/2024
	Energy Statement Rev 01	14/08/2024				
	Email from Lucy Ormond 2024.08.16 (Water Butts confirmation)	16/08/2054				
Condition 35 Hours of work				No submission required		
Condition 36 NOT USED				No submission required		
Condition 37 PD rights (lighting)				No submission required		
Condition 38				No submission required		

Condition of 203544	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
PD rights (car parking)						
Condition 39 PD rights (gates)				No submission required		
Condition 40 Visibility splays (access)	S278 Constraints Layout 23-190-100 Rev B	14/06/2024	240489	Prior commencement	Acceptable details received.	26/07/2024
	S278 Site Clearance Layout 23-190-103 Rev A					
	S278 General Arrangement 23-190-104 Rev B					
	S278 Construction Makeup Layout 23-190-105 Rev A					
	S278 Signage & White Lining Layout 23-190-106 Rev B					
	S278 Engineering Layout 23-190-107 Rev C		240489	Prior commencement	Acceptable details received.	26/07/2024
	S278 Setting Out and Levels Layout 23-190-108 Rev B					
	S278 Highway Long Sections 23-190-109 Rev B					
	S278 Highway Cross Sections Sheet 1 of 2 23-190-110 Rev A					
	S278 Highway Cross Sections Sheet 2 of 2 23-190-111 Rev B					
	S278 Highway Construction Details 23-190-112 Rev A		240489	Prior commencement	Acceptable details received.	26/07/2024
	S278 Junction Tracking Layout 23-190-113 Rev B					
	S278 Site Location Plan 23-190-101 Rev A	25/07/2024				
	Technical acceptance - St Annes Drive - 2024.07.08 REVISED	26/07/2024	240489	Prior commencement	Acceptable details received.	26/07/2024
	S278 Layout 23-190-102 Rev G	29/07/2024				20/08/2024