

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 24 October 2025

Application Number: 243194

Location: Land to the west of St Annes Drive, and south of London Road, Wokingham, RG40 1PB

Proposal: Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details, and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.

Recommendation: Approve

Conditions and/or Reasons

1. [No longer relevant as work commenced]
2. The boundary of the site for which development is hereby permitted is limited to the red line boundary shown on Location Plan drawing no. LP-01 rev A (dated 15 December 2022), which supersedes the details shown on other plans and drawings listed in the schedule below. Subject to that qualification, the development hereby permitted shall be carried out in accordance with the following approved plans and drawings.

Drawing Title	Drawing Number	Rev
Location Plan	LP-01	A
Site Layout Plan	PL.02 - S73	C
Storey Heights	650.020.008	D
Tenure Plan	650.020.007	D
Car Parking Space Designation	2767.32	A
Landscape and Open Space Strategy	September 2021	-
Landscape Design Strategy	LLD1822	06
Landscape Masterplan Strategy	LLD1822-LAN-DWG-001	06
Open Space Typology Plan	BOW 001	A
Floor Plans & Elevations – Plot 7	PL.25-S73	F
Floor Plans & Elevations – Plot 50	PL.48-S73	F
Floor Plans & Elevations – Plot 51	PL.49-S73	F
Floor Plans & Elevations – Plot 52	PL.50 – S73	G
Floor Plans & Elevations – Plot 2 & 3	PL.21-S73	H
Floor Plans & Elevations – Plot 4	PL.22-S73	G
Affordable Apartments - Plots 12-20 Elevations	650.20.043	B

Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21- 24 Elevations	650.20.065	B
Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21- 24 Floor Plans	650.20.066	B
Affordable House Type 2 Bed 83 - Plots 25, 26 Elevations	650.20.047	B
House Type 89 - Plots 5, 36 & 37 Elevations	650.20.025	B
House Type 89 - Plots 5, 36 & 37 Floor Plans	650.20.024	B
House Type 89, 92 - Plots 33, 34 & 35 Elevations	650.20.026	A
House Type 89, 92 - Plots 33, 34 & 35 Floor Plans	650.20.027	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Elevations	650.20.030	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Floor Plans	650.20.029	A
House Type 109 - Plot 32 Only Elevations	650.20.022	A
House Type 109 - Plot 32 Only Floor Plans	650.20.023	A
House Type 109c - Plot 40 Only Elevations	650.20.063	-
House Type 109c - Plot 40 Only Floor Plans	650.20.064	-
House Type 125 - Plots 28 AS & 31 OPP Elevations	650.20.032	B
House Type 125 - Plots 28 AS & 31 OPP Floor Plans	650.20.031	B
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Elevations	650.20.033	A
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Floor Plans	650.20.034	A
House Type 127c - Plot 27 Only Elevations	650.20.061	-
House Type 127c - Plot 27 Only Floor Plans	650.20.060	-
House Type 138 - Plots 46 AS & 48 OPP Elevations	650.20.035	B
House Type 138 - Plots 46 AS & 48 OPP Floor Plans	650.20.036	B
House Type 139 - Plots 43 AS Elevations	650.20.020	B
House Type 139 - Plots 43 AS Floor Plans	650.20.021	B
House Type 140 - Plots 1 & 42 AS Elevations	650.20.038	A
House Type 140 - Plots 1 & 42 AS Floor Plans	650.20.037	A
House Type 141 - Plots 44 AS Elevations	650.20.040	B
House Type 141 - Plots 44 AS Floor Plans	650.20.039	B
House Type 155 - Plots 53 AS & 54 OPP Elevations	650.20.041	A
House Type 155 - Plots 53 AS & 54 OPP Floor Plans	650.20.042	A
Bin Store - Plan and Elevations Rev	AH303.SK.821	-
Car Barn - Plan and Elevations	650.020.18	-
Cycle Store Plan and Elevations	AH303.SK.823	-
Double Garage	650.020.016	-
Single Garage	650.020.015	-
Sub Station	650.020.021	-

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved

3. The ongoing construction and operation of the site must continue in accordance with the following approved documents:
 - Written Scheme of Investigation (BA23167ADW-WSI Issue 4), received 20/02/2024;
 - Archaeological Field Evaluation Interim Report (BA23167ADW-interim Issue 2), received 15/05/2024;
 - Written Scheme of Investigation – Phase 2 (BA23167ADW-WSI - Phase 2), received 18/02/2025.

The development shall proceed in accordance with the findings and recommendations of the approved archaeological investigations. No other development/demolition works shall take place other than in accordance with the approved Written Scheme of Archaeological Investigation.

Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

4. Prior to first occupation of a dwelling the development hereby permitted shall be carried out in full accordance with the following approved documents:
 - a) Noise Impact Assessment (27715.NIA.01 Rev B), received 26/03/2025;
 - b) Noise Impact Assessment Verification Report (27715.NIA.01 Rev B), received 07/08/2025.

The Noise Mitigation Scheme shall be implemented in full prior to the occupation of the relevant dwelling hereby permitted and the mitigation measures contained therein shall be retained thereafter.

Reason: To ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. The development hereby permitted, other than that required to be carried out as part of an approved scheme of remediation shall be undertaken until sub-conditions a)-c) (below) have been complied with. If unexpected contamination is found after the commencement of development, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d) has been complied with in relation to that contamination.

- a) Site Characterisation

Details submitted and deemed acceptable under discharge of condition application ref. 240358 comprising Preliminary Risk Assessment and Site Investigation 23-239.01 Rev 3 received 18/03/2024.

b) Submission of Remediation Scheme

Details submitted and deemed acceptable under discharge of condition application ref. 240358 comprising Discovery Strategy Remediation Action Plan & Verification Plan 23-239.04 Rev 2 received 08/02/2024.

c) Implementation of Approved Remediation Scheme

The approved Remediation Scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the Remediation Scheme works. Following completion of measures identified in the approved Remediation Scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

d) Any contamination that is found during the course of construction of the development hereby permitted that was not previously identified shall be reported immediately in writing to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of sub-condition a), and where unacceptable risks are found a Remediation Scheme shall be prepared in accordance with the requirements of sub-condition b), which shall be submitted to and approved in writing by the Local Planning Authority. The approved Remediation Scheme shall be carried out in accordance with its terms before the development is resumed or continued.

Following completion of measures identified in the approved Remediation Scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with sub-condition c) before the development is resumed or continued.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

6. The construction of the development hereby permitted shall be carried out in full accordance with the following approved documents:

- a) Construction Environmental Management Plan (AH-SADW-CEMP Rev F2), received 17/05/2024;
- b) Location of Underground Services and Drains (Drawing Nos. 57315-1 Rev – and 57315-2 Rev –), received 20/02/2024;
- c) Temporary Haul Road Tracking Plan (Drawing No. 23-190-SK04 Rev A), received 20/02/2024;
- d) S278 Junction Tracking Sketch with Kerb Widening (Drawing No. 23-190-SK006 Rev –), received 08/05/2024.

All construction activities, including site setup, haul road installation, service protection, and junction works, shall be undertaken in accordance with the methodologies, mitigation measures, and layout details specified in the approved documentation. The approved measures shall be adhered to throughout.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

7. Site clearance, preparatory work and development hereby permitted shall be undertaken in accordance with the following approved documents:
 - a) Temporary Haul Road Tacking 23-190-SK04 Rev A received 20/02/24
 - b) Location of Underground Services and Drains 57315-1 Rev - received 20/02/24
 - c) Location of Underground Services and Drains 57315-2 Rev – received 20/02/24
 - d) S278 Junction Tracking Sketch with Kerb Widening 23-190-SK006 Rev – received 08/05/24
 - e) Traffic Management Plan (Phase 1) AH303-SK-803-1 Rev 9 received 29/05/2024
 - f) Traffic Management Plan (Phase 2) AH303-SK-803-2 Rev 9 received 29/05/2024

The approved measures shall be adhered to throughout the development.

Reason: In the interests of highway safety and character of the area. Relevant policy: Core Strategy policies CP3 & CP6.

8. Any earthworks, including details of any grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform shall be undertaken in accordance with the following approved plans:
 - Earthworks Analysis AH303-SK-810 Rev 1 received 28/10/24
 - Arboricultural Technical Note 2024.10.2 received 28/10/2024

The approved measures shall be adhered to throughout the development.

Reason: In the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

9. Development relating to the individual dwelling plots (works in respect of foundations to serve the dwellings) hereby permitted, shall be undertaken in accordance with the following documents:
 - Sections Through S38 Road & Retaining Wall 23-190-430 Rev A received 01/11/2024;

- Watercourse Improvement Assessment note received 01/11/2024
- Levels Layout Sheet 1 of 4 23-190-205 Rev F received 26/06/2025;
- Levels Layout Sheet 2 of 4 23-190-206 Rev J received 26/06/2025;
- Levels Layout Sheet 3 of 4 23-190-207 Rev F received 26/06/2025;
- Levels Layout Sheet 4 of 4 23-190-208 Rev F received 26/06/2025;

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21

10. The development in relation to materials to be used in the construction of the external surfaces of the buildings shall be in accordance with the following approved plan:

- a) External Materials Plan EXMHS.01 Rev J received on 13/12/24

The development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

11. Works comprising boundary treatments and other means of enclosure shall be undertaken in accordance with the following approved plan unless otherwise agreed with the Local Planning Authority.

- Site Layout Plan - Boundary Treatments BT.01 Rev D received 25/10/2024.

The boundary treatments and other means of enclosure shall be maintained in the approved form thereafter.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

12. All works relating to lighting must be undertaken in accordance with the following approved lighting strategy and approved plans unless otherwise agreed with the Local Planning Authority:

- a) Risk Assessment - Lighting WLC1028-PRV-RA Rev R0 received 30/07/24
- b) Design Considerations and Environmental Report LC1028-PRV-DCR-001 Rev R2 received 01/11/24
- c) Design Considerations and Environmental Report WLC1028-S38-DCR-001 Rev R0 received 01/11/24
- d) Layout Report WLC1028-PRV-LC-AC-001 Rev R3 received 01/11/24
- e) Layout Report WLC1028-S38-LC-AC-001 Rev R0 received 01/11/24

- f) Proposed Adoptable Lighting Layout WLC1028-S38-1300-001 Rev R0 received 01/11/24
- g) Proposed Private Lighting Layout Plan WLC1028-PRV-1300-001 Rev R3 received 01/11/24
- h) Risk Assessment - Lighting WLC1028-S38-RA Rev R0 received 01/11/24

All external lighting shall be installed in accordance with the specifications and locations set out in the lighting strategy and these shall be maintained thereafter in accordance with the lighting strategy. Under no circumstances shall any other external lighting of key areas be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB21]

13. The development hereby permitted, all hard and soft landscape works shall be carried out in accordance with the following approved details to comply with part a) of the condition, and sub conditions b) and c) (below):

- a)
 - a) Management and Maintenance Document ANT1442man Rev – received 29/07/24
 - b) Landscape Specification ANT1442spec Rev – received 16/09/24
 - c) Sections Through S38 Road & Retaining Wall 23-190-430 Rev A received 01/11/24
 - d) Watercourse Improvement Assessment note received 01/11/24
 - e) Hard and Soft Landscape Proposals Sheet 2 of 4 ANT1442-21 Rev H received 05/12/24
 - f) Hard and Soft Landscape Proposals Sheet 3 of 4 ANT1442-21 Rev H received 05/12/24
 - g) Hard and Soft Landscape Proposals Sheet 4 of 4 ANT1442-21 Rev H received 05/12/24
 - h) Hard and Soft Landscape Proposals Sheet 1 of 4 ANT1442-21 Rev J received 10/12/24
 - i) Levels Layout Sheet 1 of 4 23-190-205 Rev F received 26/06/2025
 - j) Levels Layout Sheet 2 of 4 23-190-206 Rev J received 26/06/2025
 - k) Levels Layout Sheet 3 of 4 23-190-207 Rev F received 26/06/2025
 - l) Levels Layout Sheet 4 of 4 23-190-208 Rev F received 26/06/2025
- b) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual Landscape Audits for the five-year period from completion of the landscaping for the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details including the submission of the annual Landscape Audit to the Local Planning Authority for information prior to the next planting

season and replacement planting shall be undertaken in accordance with the Landscape Audit and c) below.

- c) All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and shall be permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

14. The development shall be undertaken in accordance with the following approved Landscape and Ecological Management Plan (LEMP) and associated plans:

- Sections Through S38 Road & Retaining Wall 23-190-430 Rev A received 01/11/24
- Watercourse Improvement Assessment note received 01/11/24
- Ecological Management Plan ETH23-367 Rev V6 received 03/03/25
- St Annes BNG Metric 2025.02.27 received 03/03/25
- Management and Maintenance Document ANT1442man Rev C received 29/05/25
- Overall Conveyance Plan AH303.SK.813 Rev – 29/05/25

The development shall be undertaken in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority and implemented and retained as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

15. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which

are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

16. The construction, operation and completed development shall be undertaken and completed in accordance with the following approved Tree Protection Plan and Arboricultural Method Statement and Scheme of Works and associated plans:

- a) Arboricultural Method Statement GHA-MS-160224-23 2024.02.28 received 28/02/24
- b) Tree Protection Plan Rev C received 22/03/2024
 - a) No operations in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the tree protection works required by the Approved Scheme are in place on site
 - b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
 - c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained in writing.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

17. The approved strategy for safeguarding the interests of protected species on site (Condition 18 Discharge of Condition Report ETH23-367 Rev V1 received 01/11/224) shall be implemented in full in accordance with the implementation programme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the interests of protected species on site. Relevant Policy: Managing Development Delivery Local Plan policies CC03

18. Works relating to upgrading the footpath within Buckhurst Meadows SANG, that provides a connection between development hereby permitted and William Heelas Way, in accordance with drawing no. 650.20.065 30.11.2021-Connectivity, Pedestrian Movement & Desire Lines, shall be undertaken in accordance with the following approved plans and details:

- a) Site Layout Plan - SANG Footpath Upgrade Details SFUD.01 Rev B received 19/07/24
- b) SANG Footpath vehicle use confirmation - Email from Lucy Ormrod 2024.07.22 received 22/07/24
- c) MS MS005 Ground Works Including No dig Areas Rev 1 received 05/03/2025
- d) MS MS009 Ground Works with Vubamac Rev 1 received 05/03/2025
- e) MS MS002 Flexistone Rev 1 received 05/03/2025
- f) Footpath Upgrades P24-2870-EN-001-C-01 received 13/03/25
- g) AMS TGA.2071.ArbMethodStatement Rev A 2025.03.12 received 13/03/25
- h) Tree Protection Plan TGA.2701.TPP.002A Rev - received 13/03/25

The upgrading works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

19. Details of four direct links between the development hereby permitted and Buckhurst Meadows SANG, in accordance with approved drawing no. 650.020.003 Rev I-Site Plan, shall be undertaken in accordance with the following approved plan:

- a) Site Layout Plan - SANG Connection Footpath Works SCFW.01 Rev G

The works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

20. The sustainable drainage system (SuDS) and associated strategy for the development and the site shall be implemented in accordance with the following approved reports and plans:

- a) Drainage Construction Details 1 of 4 23-190-235 Rev C received 07/04/25
- b) Drainage Construction Details 2 of 4 23-190-236 Rev B received 07/04/25
- c) Drainage Construction Details 3 of 4 23-190-237 Rev C received 07/04/25

- d) Drainage Construction Details 4 of 4 23-190-238 Rev D received 07/04/25
- e) Drainage Long Sections 23-190-245 Rev E received 07/04/25
- f) Manhole Schedules 1 of 2 23-190-250 Rev E received 07/04/25
- g) Manhole Schedules 2 of 2 23-190-251 Rev C received 07/04/25
- h) Microdrainage Calculations Rev B received 07/04/25
- i) Proposed Culverts 23-190-260 Rev C received 07/04/25
- j) Drainage Layout 1 of 4 23-190-215 Rev J received 26/06/2025
- k) Drainage Layout 2 of 4 23-190-216 Rev K received 26/06/2025
- l) Drainage Layout 3 of 4 23-190-217 Rev F received 26/06/2025
- m) Drainage Layout 4 of 4 23-190-218 Rev G received 26/06/2025

The approved SuDS Strategy shall be implemented prior to first occupation of the development hereby approved and retained thereafter.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

21. The SuDS Management and Maintenance related to the site and development shall be undertaken in accordance with the following approved document:

- a) SuDS Management Document ANT1442SuDs Rev – received 24/07/25

The approved SuDS Maintenance and Management Plan shall be implemented in accordance with the details hereby approved and retained thereafter.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

22. The development shall be carried out in accordance with the following plans in relation to the routing plan for surface water flows above the 1 in 100+40% climate change storm event (hereinafter referred to as an Exceedance Flow Routing plan):

- a) Exceedance Route Layout - Sheet 1 of 4 23-190-310 Rev A received 22/07/24
- b) Exceedance Route Layout - Sheet 2 of 4 23-190-311 Rev B received 22/07/24
- c) Exceedance Route Layout - Sheet 3 of 4 23-190-312 Rev B received 22/07/24
- d) Exceedance Route Layout - Sheet 4 of 4 23-190-313 Rev B received 22/07/24

The development shall be carried out in accordance with the details hereby approved before the first occupation of the development hereby permitted and retained thereafter.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

23. The development approved shall be undertaken in accordance with the following plans in relation to the disposal of sewage:

- a) Rising Main Long Section NMA Application 23-190-347 Rev – received 03/05/2024
- b) Drainage Construction Details NMA Application Sheet 1 of 4 23-190-335 Rev – received 22/07/2024
- c) Drainage Construction Details NMA Application Sheet 2 of 4 23-190-336 Rev - received 22/07/2024
- d) Drainage Construction Details NMA Application Sheet 3 of 4 23-190-337 Rev - received 22/07/2024
- e) Drainage Construction Details NMA Application Sheet 4 of 4 23-190-338 Rev - received 22/07/2024
- f) Drainage Layout 1 of 4 23-190-215 Rev J received 26/06/25
- g) Drainage Layout 2 of 4 23-190-216 Rev K received 26/06/25
- h) Drainage Layout 3 of 4 23-190-217 Rev F received 26/06/25
- i) Drainage Layout 4 of 4 23-190-218 Rev G received 26/06/25

The development shall be carried out in accordance with the details hereby approved before the first occupation of the development hereby permitted and retained thereafter.

Reason: In order to ensure satisfactory provision is made for foul and storm water drainage. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

24. No dwelling shall be first occupied until waste and recycling storage facilities to serve it have been provided in accordance with the following approved details:

- a) Waste Management Plan AH303.SK.817 Rev – 1 received 17/07/2025
- b) Cycle Store & Bin Store T89-080 Rev T1 received 17/07/2025
- c) Bin Store - Plan and Elevations AH303.SK.821 Rev – received 09/09/2025
- d) Section 38 Refuse Tracking Layout sheet 1 of 2 received 09/09/2025
- e) Section 38 Refuse Tracking Layout sheet 2 of 2 received 09/09/2025
- f) Covering Letter from Joe Halstead - Dated 16th July 2025 received 09/09/2025

These facilities shall be permanently retained thereafter and used for no purpose other than the temporary storage of waste and recyclable materials.

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04

25. The construction of roads, cycleways and footways, including levels, widths, visibility splays, construction materials, depths of construction, surface water drainage and lighting shall be undertaken in accordance with the following approved details and plans:

- a) Drainage Construction Details NMA Application Sheet 1 of 4 23-190-335 Rev – received 22/07/2024
- b) Drainage Construction Details NMA Application Sheet 2 of 4 23-190-336 Rev - received 22/07/2024
- c) Drainage Construction Details NMA Application Sheet 3 of 4 23-190-337 Rev - received 22/07/2024
- d) Drainage Construction Details NMA Application Sheet 4 of 4 23-190-338 Rev - received 22/07/2024
- e) Manhole Schedules NMA Application Sheet 1 of 2 23-190-350 Rev A received 22/07/2024
- f) Manhole Schedules NMA Application Sheet 2 of 2 23-190-352 Rev A received 22/07/2024
- g) Drainage Long Sections NMA Application 23-190-345 Rev B received 23/07/24
- h) Drainage Strategy DS-01 July 2024 received 23/07/24
- i) Highway Construction Details - NMA Application 23-190-330 Rev B received 23/09/24
- j) Highway Long Sections Sheet 1 of 4 23-190-240 Rev E received 07/11/2024
- k) Highway Long Sections Sheet 2 of 4 23-190-241 Rev E received 07/11/2024
- l) Highway Long Sections Sheet 3 of 4 23-190-242 Rev D received 07/11/2024
- m) Highway Long Sections Sheet 4 of 4 23-190-243 Rev B received 07/11/2024
- n) Drainage Layout Sheet 1 of 4 23-190-215 Rev J
- o) Drainage Layout Sheet 2 of 4 23-190-216 Rev K
- p) Drainage Layout Sheet 3 of 4 23-190-217 Rev F
- q) Drainage Layout Sheet 4 of 4 23-190-218 Rev G
- r) External Works Layout Sheet 1 of 4 23-190-220 Rev F
- s) External Works Layout Sheet 2 of 4 23-190-221 Rev J
- t) External Works Layout Sheet 3 of 4 23-190-222 Rev F
- u) External Works Layout Sheet 4 of 4 23-190-223 Rev F
- v) Levels Layout Sheet 1 of 4 23-190-205 Rev F
- w) Levels Layout Sheet 2 of 4 23-190-206 Rev J
- x) Levels Layout Sheet 3 of 4 23-190-207 Rev F

y) Levels Layout Sheet 4 of 4 23-190-208 Rev F

The roads, cycleways and footways shall be constructed in accordance with the approved details to base course level before the development is first occupied and the final wearing course shall be provided within 3 months of occupation.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

26. Details of Electric Vehicle Charging Point in accordance with approved drawing no. 2767.32A-Car parking space designation shall be undertaken in accordance with the following approved plans:

- a) EV Charging Plan AH303.SK.819 Rev – received 01/08/25
- b) EVEC EV Pedestal Charger received 01/08/25
- c) EVEC VEC01 Untethered EV Charger received 01/08/25

The Electric Vehicle Charging points shall be implemented in accordance with the approved details before first occupation of the development hereby permitted and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: To ensure that sufficient dedicated electric vehicle charging facilities are provided to encourage the use of sustainable modes of travel. In accordance with NPPF Section 9 (Promoting Sustainable Transport), WBC Climate Emergency Action Plan, WBC Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

27. Details of secure and covered bicycle storage/parking facilities for the occupants of and visitors to the development shall be undertaken in accordance with the following approved documents:

- a) Apex Roof Shiplap Timber Sheds – Specification received 15/07/2025
- b) Cycle Store & Bin Store T89-080 Rev T1 received 15/07/2025 (excluding the cycle store subsequently approved by plan Cycle Store Plan and Elevations AH303.SK.823 received 09/09/2025)
- c) Garage - Double Substructure Plan T89-051 Rev C1 received 15/07/2025
- d) Garage - Double Substructure Plan T89-052 Rev C1 received 15/07/2025
- e) Garage & Carport Combination Plot 6 & 7 Substructure Plan T89-050 Rev C1 received 15/07/2025
- f) Garage (Plot 4) Extract received 15/07/2025
- g) Garage (Plot 1) Extract received 15/07/2025
- h) Site Layout Plan PL.02-S73 received 09/09/2025
- i) Cycle Store Allocation received 09/09/2025
- j) Cycle Store Location Plan AH303/.SK.822 received 09/09/2025
- k) Cycle Store Plan and Elevations AH303.SK.823 received 09/09/2025

The bicycle storage/parking shall be implemented in accordance with the approved details before occupation of the unit it intends to serve within the development hereby permitted and shall be permanently retained in the approved form for the storage/parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

28. No dwelling/building within the site shall be first occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of its driveway(s) and the adjacent footway as shown in the following approved plans:

- a) Driveway & Parking Bay Visibility Sheet 1 of 3 23-190-285 Rev – received 13/05/2025
- b) Driveway & Parking Bay Visibility Sheet 2 of 3 23-190-286 Rev - received 13/05/2025
- c) Driveway & Parking Bay Visibility Sheet 3 of 3 23-190-287 Rev - received 13/05/2025

The visibility splays shall thereafter be kept free of all obstructions above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

29. Any works relating to internal pedestrian and cycle infrastructure and connections from the development to Wokingham Town Centre and to Buckhurst Meadows SANG, and how these routes shall be upgraded shall be undertaken in accordance with the following approved documents:

- a) Site Layout Plan - Cycle & Pedestrian Links CYPL.01 Rev – received 28/05/2024
- b) Technical Note 01 Pedestrian and Cycle Audit 2024.08.05 – received 06/08/24

The approved details shall be implemented prior to occupation of the first dwelling.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

30. No dwellings hereby permitted shall be first occupied until vehicle parking and turning space has been provided in accordance with drawing no. 2767.32A-

Car parking space designation. The vehicle parking and turning space shall be retained in accordance with the approved details thereafter and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

31. The approved Parking Management Strategy (Parking Management Plan AH303.PC32.1 received 31/07/25) shall be implemented prior to the first occupation of the development hereby permitted and the management of the parking within the site shall be in accordance with the Parking Management Strategy thereafter.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

32. Fire Hydrants or other suitable emergency water supplies, shall be provided in accordance with the following approved documents which include details of their location, specification and a programme for their provision:

- a) AVK Underground Fire Hydrant Squat Type PN 16 received
- b) Fire Hydrant Plan AH303.SK.815 Rev –

The approved works shall be implemented before the development is first occupied and retained thereafter.

Reason: In the interest of future occupier safety. Relevant policy: Core Strategy policies CP3.

33. The scheme delivering at least a 20% reduction in carbon emissions, from that required by the Buildings Regulations extant on the date that the planning application was made, through renewable energy and/or low carbon technology; and Demonstrating how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and how the development is water resilient (including the provision of water vats) should be implemented in accordance with the following approved documents and correspondence:

- a) PV Layout AH303.SK.807 Rev – received 26/06/24
- b) Developer Statement AN.SA.RG40 Rev 1 received 26/06/24
- c) Energy Statement Rev 00 received 26/06/24
- d) Block Compliance AN.SA.RG40 2024.01.26 received 26/06/24
- e) PV Schedule AN.SA.RG40 Rev R01 received 26/06/24

- f) Energy Statement Rev 01 received 14/08/24
- g) Email from Lucy Ormond 2024.08.16 (Water Butts confirmation) received 16/08/24

The approved scheme shall be implemented before the development is first occupied and shall remain operational thereafter.

Reason: To ensure developments contribute to sustainable development.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

34. No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:

- a) Between the hours of 08:00 to 18:00 Monday to Friday; and
- b) Between the hours of 08:00 to 13:00 on Saturday; and
- c) At no time on Sundays or Bank or National Holidays; except for
- d) Individual operations which cannot reasonably be undertaken within the construction working hours defined above the details of which (including details of the nature extent and timetable for the works) have been submitted to and agreed in writing by the Local Planning Authority at least two weeks in advance of the start of the operation

Where works are agreed by the Local Planning Authority under d) above, details of key stakeholders including residential properties within an identified zone shall have first been submitted to and approved in writing by the Local Planning Authority. The key stakeholders including residential properties within the approved zone, ward members and town/parish councils shall be given written notice at least one week in advance of the start of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible for the works can be contacted on for the duration of the works.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

35. [Intentionally Blank]

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except within rear gardens and front door lamps or in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB21]

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garages and carports shown on drawing no. 2767.32A-Car parking space designation shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected on any shared vehicular access.

Reason: To assist in the integration of the development into character and community of the area and in the interest of highway safety. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Wokingham Borough Design Guide SPD

39. Works relating to the proposed vehicular access onto St Anne's Drive, including visibility splays, in general accordance with Appendix 8 of the PEP Transport Assessment dated November 2020 shall be undertaken in accordance with the following approved documents:

- S278 Constraints Layout 23-190-100 Rev B received 14/06/24
- S278 Site Clearance Layout 23-190-103 Rev A received 14/06/24
- S278 General Arrangement 23-190-104 Rev B received 14/06/24
- S278 Construction Makeup Layout 23-190-105 Rev A received 14/06/24
- S278 Signage & White Lining Layout 23-190-106 Rev B received 14/06/24
- S278 Engineering Layout 23-190-107 Rev C received 14/06/24
- S278 Setting Out and Levels Layout 23-190-108 Rev B received 14/06/24
- S278 Highway Long Sections 23-190-109 Rev B received 14/06/24
- S278 Highway Cross Sections Sheet 1 of 2 23-190-110 Rev A received 14/06/24

- S278 Highway Cross Sections Sheet 2 of 2 23-190-111 Rev B received 14/06/24
- S278 Highway Construction Details 23-190-112 Rev A received 14/06/24
- S278 Junction Tracking Layout 23-190-113 Rev B received 14/06/24
- S278 Site Location Plan 23-190-101 Rev A received 25/07/24
- Technical acceptance - St Annes Drive - 2024.07.08 REVISED received 26/07/24
- S278 Layout 23-190-102 Rev G received 29/07/24

The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the first occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
2. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
3. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

Recommendation and conditions/reasons agreed:



Date: 21 October 2025

REMEMBER - The earliest date for a decision on this application is: **30 May 2025**