

Mobile: 07825 420634
Email: emy.circuit@wokingham.gov.uk
Date: 13 February 2025
My ref: EXC/191068
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 2025_02_13.docx](https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared%20Documents/South%20Wokingham/Phase%202b/191068%20Phase%202b/Conditions/00%20tracking%20&%20discharge/Decision%20letter%20Conditions%20of%20planning%20permission%20191068%202025_02_13.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

Kier Ventures & Miller Homes
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

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.

CONDITIONS REFERENCES 241971, 241972, 241973, 241974, 242459, 242460 & 242461

Thank you for your applications for approval of details pursuant to the above planning permission. Below is a summary of the current position including approval of conditions 4 (masterplan, design code & LDS) and 45 (pedestrian and cycle strategy):

- Acceptable details have been submitted in relation to conditions 4 (masterplan, design code & LDS), 8 (public art strategy), 10 (site wide levels strategy), 29 (SuDS Strategy), 34 (exceedance routeing), 45 (pedestrian and cycle strategy) and 48 (public transport strategy). Work should be carried out in accordance with the approved details; and
- Condition 3 (phasing) also requires submission before or concurrent with the first application pursuant to reserved matters.

Other than phasing, details have now been approved for all conditions requiring approval or submission before or concurrent with first the application pursuant to reserved matters is made. I refer you to the attached schedule of site wide conditions for more detail on each condition. For completeness schedules of conditions requiring details to be provided at the reserved matters stage, conditions to be discharged in relation to each phase and compliance conditions are also attached.

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

Yours sincerely,



Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: Schedule of site wide conditions
 Schedule of conditions to be approved for each phase
 Schedule of conditions with details to be approved through reserved matters
 Schedule of compliance conditions

Schedule of site wide conditions

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 3				before/ concurrent with 1 st RM	Phasing: no details have been formally submitted to date.	
Condition 4	P22-0345_DE_003_K_003 Site-Wide Illustrative Masterplan	12/02/2025	241971	Before 1 st RM	Detailed, Site-Wide Masterplan, Design Code and Landscape Design Statement (LDS): approved.	13/02/2025
	South Wokingham Design Code February 2025 P19-0052_41G Landscape Design Statement February 2025	13/02/2025				
Condition 5				before neighbourhood centre RM	Design briefs:	
Condition 8	Public Art Strategy January 2025 P19-0052_44C	29/01/2025	242460	before/ concurrent with 1 st RM	Strategy for Delivery of Public Art: approved.	07/02/2025
Condition 10	XTopo_ALL-Layout1-7	26/09/2024	241972	Before 1st RM	Site Wide Levels Strategy:	07/02/2025
	A389-TN002F Condition 10 Ground and Building Levels 09 January 2024	09/01/2025				
	XTopo_all sheets (key drawing)	20/01/2025				
Condition 18				before 1st occupation	written confirmation from the LPA that Holme Park SANG been delivered to an acceptable	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					standard and the SANG to be available for public use):	
				before occupation of 1,115 dwellings	strategy for provision of at least 6.12 hectares of SANG, written confirmation from the LPA that the additional SANG has been delivered to an acceptable standard and the SANG to be available for public use:	
Condition 29	Surface Water Drainage and Sustainable Drainage Systems (SuDS) Technical Note 09 January 2025 DA389-TN004E	09/01/2025	242459	before/ concurrent with 1 st RM	SuDS Strategy: approved.	07/02/2025
	A389-001 P14 Site Overview Surface Water Strategy (supersedes the drawing in the Technical Note)	29/01/2025				
Condition 34	A389-TN003E Condition 34 Drainage Exceedance Routes Technical Note 09 January 2024	09/01/2025	241973	Before 1 st RM	Exceedance Flow Routeing Strategy: approved.	07/02/2025
Condition 45	A389-TN005E Condition 45 Pedestrian and Cycle Strategy 11 February 2025	11/01/2025	241974	RM in accordance with approved strategy	Pedestrian and Cycle Strategy: approved.	13/02/2025
Condition 48	Pegasus Group Phase 2b Letter dated 25 June 2024 P19-1525TR_CMR_LD	27/09/2024	242461	before 1 st occupation	Public Transport Strategy: approved.	07/02/2025
Condition 49				before 1st occupation	Car Club	
Condition 50 ii)				in accordance with phasing	site access from Easthampstead Road/Parcel R7 as identified on Drawing No P18-0963_06Y Framework Plan (see informative 11, to be broadly in accordance with Drawing No P19-1525	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					A.1. Rev B Proposed access strategy for Easthampstead Road and parcel R7)	
Condition 51 a)				in accordance with phasing	Off-site junction works, Barkham Road/Barkham Street: email exchange between Richard and Craig. Details are ok for condition/to work up for S278. Preliminary design drawings and RSA + response should be sufficient for conditions	
Condition 51 b)				in accordance with phasing	Off-site junction works, Bearwood Road/Barkham Road: email exchange between Richard and Craig. Subject to minor revisions, details are ok for condition/to work up for S278. Preliminary design drawings and RSA + response should be sufficient for conditions	
Condition 51 c)				in accordance with phasing	Off-site junction works, Barkham Road /Molly Millars Lane (see informative 12, to be broadly in accordance with Drawing No P19-1525_013 option 2 Junction 2 Barkham Road Molly Millars Lane proposed mitigation): email exchange between Richard and Craig. Details are ok for condition/to work up for S278. Preliminary design drawings and RSA + response should be sufficient for conditions	
Condition 51d)				in accordance with phasing	Off-site junction works, Peacock Lane/Vigar Way (informative 12, to be broadly in accordance with Drawing No. P19-1525_014 Junction 12 Peacock Lane Vigar Way geometries)	
Condition 51 e)				in accordance with phasing	a new connection through parcel R10 to the application site boundary with R14 as identified on Drawing No P18-0963_191 Framework Plan	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					providing an alternative to Waterloo Road in advance of it being closed to through traffic	
Condition 52 a				in accordance with phasing	Off-site pedestrian and cycle provision, Easthampstead Road between the SWDR and the Star Lane level crossing	
Condition 52 b				in accordance with phasing	Off-site pedestrian and cycle provision, Easthampstead Road between the SWDR and the junction of Heathlands Road (informative 13, to be broadly in accordance with Drawing No P19-1525-SK011 Rev B Proposed access strategy for Easthampstead Road and parcel R7)	
Condition 52 c				in accordance with phasing	Easthampstead Road north of the junction with Waterloo Road to and including Peach Street (unless superseded by a wider environmental improvement scheme), and the side road junctions of Easthampstead Road with Westcott Road, Denton Road, Goodchild Road, Moles Close, Murdoch Road, Southlands Road, Waterloo Road and Starmead Drive	
Condition 52 d				in accordance with phasing	Off-site pedestrian and cycle provision, north of Wokingham Footpath 17 and the railway (to include street lighting), Gipsy Lane, Langborough Road, Luckley Path (Wokingham Footpath 21), Murdoch Road/Howard Road junction	
Condition 52 e				in accordance with phasing	Off-site pedestrian and cycle provision, Waterloo Road, Rances Lane and London Road, including junctions with Seaford Road and Waterloo Crescent (informative 13, to be broadly in accordance with Drawing No P19-1525-A11.E Rev	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					A Walking and cycling strategy improvement schemes Waterloo Road)	
Condition 52 f				in accordance with phasing	Off-site pedestrian and cycle provision, Goodchild Road, Westcott Road and Seaford Road, including junctions with School Road, Orchard Close and London Road (informative 13, to be broadly in accordance with Drawing No P19-1525-A.11.C Walking and cycling strategy Improvement schemes Goodchild Road Easthampstead Road and Seaford Road)	
Condition 52 g				in accordance with phasing	Off-site pedestrian and cycle provision, Waterloo Road and Clay Lane	
Condition 52 h				in accordance with phasing	Off-site pedestrian and cycle provision, Waterloo Road and Peacock Lane to Jennets Park, including bus stop infrastructure;	
Condition 52 i				in accordance with phasing	Off-site pedestrian and cycle provision, Waterloo Road once alternative access has been provided through parcels R10 & R14 as identified on Drawing No P18-0963_06Y Framework Plan;	
Condition 64				before commencement	Scheme for retention and/or reconfiguration of the electricity distribution apparatus	

Schedule of conditions to be approved for each phase (including SANG)

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 17				Before landscaping of the SANG, north of Ludgrove access	Woodland Management Plan	
Condition 19				before construction of the circular route	AMS for construction of the path through the ancient woodland:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 21				before opening of the SANG	methodology for construction of the pipeline under the ancient woodland:	
Condition 23				before commencement of phase	BNG assessment:	
Condition 25				before commencement of phase	archaeological WSI:	
				before occupation of phase	post investigation assessment:	
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 of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 36				before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security):	
Condition 38				before occupation of non-residential development	hours of operation:	
Condition 39				before non-residential use commences	scheme for control of noise from use and servicing:	
Condition 41				before installation	details of any plant enclosure:	
Condition 44				before commencement of phase	contaminated land assessment & verification report:	
Condition 46				in accordance with phasing	Wokingham Without Footpath 10 (three metre wide, flexipave):	
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 59				before use of the SANG commences	temporary SANG access & parking	
Condition 60				before commencement of phase	Highway Construction details	

Schedule of conditions with details to be approved through reserved matters

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 6				RM to include	Secure by Design/Safer Parking principles (see informative 19):	
Condition 7				RM to include	Waste storage (see informatives 16 & 17):	
Condition 12				RM to include	updated AIA	
Condition 20				RM to include	bird & bat boxes:	
Condition 22				RM for R5	demonstrate sufficient separation from the ancient semi-natural woodland to the south	
Condition 24				1st RM to include	i) Overarching External Lighting Strategy	
				RM to include	ii) detailed lighting scheme (iii) to be installed before public realm it illuminates comes into use:	
Condition 27				RM to include	internal space standards	
Condition 30				RM to include	SuDS details (see informative 24 re the Wokingham SuDS Strategy):	
Condition 34 ii) & iii)				RM to include	detailed exceedance flow routing plan based on 24 i) approved strategy	
Condition 40				RM to include	Noise Mitigation Plan	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 42				RM for non-residential buildings to include	odour and noise assessment and details of measures to prevent odour causing a nuisance without detriment to the appearance of the building	
Condition 43				RM for non-residential buildings to include	plant zones:	
Condition 47				RM to include	details of connections to the ProW network:	
Condition 53				RM to include	Access, visibility splays and tracking	
Condition 55				RM to include	car and motorcycle parking	
Condition 58				RM to include	cycle parking	
Condition 62				RM to include	Electric Vehicle Charging Strategy	
Condition 65				RM to include	Energy Statement	
Condition 66				RM to include	Site Waste Management Plan	

Schedule of compliance conditions

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Timescale for commencement:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 13				no submission required	removal of vegetation:	
Condition 26				no submission required	PD withdrawn:	
Condition 28				no submission required	development in accordance with the FRA:	
Condition 37				no submission required	hours of work (unless exceptions agreed):	
Condition 41				no submission required	plant noise levels:	
Condition 50 i) a)				in accordance with phasing	site access from Easthampstead Road/SWDR in accordance with 192928 or alternative approved details	
Condition 50 i) b)				in accordance with phasing	site access from Easthampstead Road/Heathlands Road/new Heathlands link road in accordance with 192928 or alternative approved details	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 54				no submission required	Pedestrian and cycle access to the wider area to in accordance with the phasing details approved pursuant to condition 3 before occupation/use.	
Condition 57				no submission required	removal of PD for conversion of garage sand car ports	
Condition 61				no submission required	removal of PD for gates	
Condition 63				no submission required	emergency water supply to be incorporated	

