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Date: 05 September 2025



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
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Mr Joe Halstead
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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 |

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|-----------------------------------|--|---------------------|---------------|--------------------|--|------------|
| | | | | | 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 | | | | |
| | Earthworks Analysis AH303-SK-810 Rev 1 Arboricultural Technical Note 2024.10.2 | 28/10/2024 | | | | |
| | Sections Through S38 Road & Retaining Wall 23-190-430 Rev A Watercourse Improvement Assessment note | 01/11/2024 | | | | |
| Condition 10 Levels | 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 | 240532 | Prior commencement | Under consideration pursuant to s73 application 243194. | 02/12/2024 |

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|---------------------------------|--|--|---------------|---------------------------------|--|------------|
| 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 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 | 30/07/2024 01/11/2024 | 240454 | Prior commencement | Acceptable details received | 02/12/2024 |
| Condition 14 Landscaping | Management and Maintenance Document ANT1442man Rev - Landscape Specification ANT1442spec Rev - Sections Through S38 Road & Retaining Wall 23-190-430 Rev A Watercourse Improvement Assessment note 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 | 29/07/2024 16/09/2024 01/11/2024 05/12/2024 | 240479 | Prior commencement | Acceptable details received | 10/12/2024 |

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|-----------------------------------|--|---------------------|---------------|--|---|------------|
| | 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 | | | Acceptable details received in respect of part a). | 05/09/2025 |
| | Management and Maintenance Document ANT1442man Rev C Overall Conveyance Plan AH303.SK.813 Rev - | 29/05/2025 | | | | |
| 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 |
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| 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. | |

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|-------------------------------------|---|--|---------------|--------------------|---|------------|
| 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 - 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 - 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 | 03/05/2024 22/07/2024 26/06/2025 | 240639 | Prior occupation | Acceptable details received. Under consideration pursuant to s73 application 243194. | 20/08/2024 |
| 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 |
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| 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) | 16/08/2024 | | | | |
| 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 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 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 S278 Junction Tracking Layout 23-190-113 Rev B | 14/06/2024 | 240489 | Prior commencement | Acceptable details received. | 26/07/2024 |
| | S278 Site Location Plan 23-190-101 Rev A | 25/07/2024 | | | | |
| | Technical acceptance - St Annes Drive - 2024.07.08 REVISED | 26/07/2024 | | | | |
| | S278 Layout 23-190-102 Rev G | 29/07/2024 | | | | 20/08/2024 |