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File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b hybrid/Conditions/00 tracking & discharge/R11/Decision letter Conditions of planning permission 191068 Parcel R11 2026_09_10.docx



**WOKINGHAM
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By email only Gary.DuPreez@vistry.co.uk
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Dear Gary & Dan,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION FOR A MIXED-USE DEVELOPMENT OF UP TO 1,434 DWELLINGS & ASSOCIATED INFRASTRUCTURE).

PARCEL R11 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL) CONDITION REFERENCES 250263 & 253005 (CONDITION 36), 252279 (CONDITION 9), 252620 (CONDITIONS 11, 14, 16, 23, 25, 31, 32, 44 & 60) & 253029 (CONDITION 15)

Further to my letter of 28 July 2026, I am pleased to provide an update including approval of details pursuant to conditions 15 (landscaping, reference 253029), 16 (LEMP, reference 252620) and 60 (highway construction details reference 252620).

The previously approved details for conditions 9 (materials, reference 252279), 11 (levels, reference 252620), 14 (AMS, reference 252620), 31 (surface water drainage, reference 252620) & 32 (connections to the drainage network, reference 252620), have also been updated to reflect changes to the layout approved under Non-Material Amendment (NMA) 261798.

This letter is concerned with conditions relating to parcel R11 only. Site-wide conditions and other parcels are dealt with in separate correspondence. In summary, for R11:

- The details pursuant to conditions 9 (materials, reference 252279), 11 (levels, reference 252620), 14 (AMS, reference 252620), 15 (landscaping, reference 253029), 16 (LEMP, reference 252620), 23 (BNG, reference 252620), 31 (surface water drainage, reference 252620), 32 (connections to the drainage network, reference 252620), condition 36 (CEMP, reference 253005), 44 (contaminated land assessment, reference 252620) and

60 (highway construction details reference 252620) are acceptable and work should be carried out in accordance with the approved details;

- The revised Written Scheme of Investigation (WSI) pursuant to condition 25 (archaeology, reference 252620) is also acceptable. Works should be carried out in accordance with the approved WSI with a post investigation assessment to be submitted in due course;
- Conditions 33 (water quality treatment), 35 (SuDS Management and Maintenance Plan), 56 (parking management) require implementation in accordance with approved details before occupation of the phase; and
- Condition 41 (plant enclosure) requires approval of details before installation (if relevant).

This provides a brief overview of the current position regarding conditions relating to parcel R11 and I refer you to the schedule for more detailed comments on each condition.

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

Yours sincerely,



Connor Corrigan
Head of Strategic Development – Planning and Delivery

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Enclosure: Schedule of conditions relating to Parcel R11

Schedule of conditions relating to Parcel R11

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9	R11 - Vistry Exterior Materials Schedule dated 19.11.2025	19/11/2025	252279	before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14): approved. The layout drawing has been updated to reflect changes to the layout approved under NMA 261798 and supersedes that approved on 10/12/2025	10/12/2025
	SW R11 - External Materials Examples 22.09.2025 Brick samples: Wienerberger Sienna Red, Ibstock Leicester Red Stock, Forterra Clumber Red Mix, Ibstock Leicester Autumn Multi & Forterra Village Sunglow Tile samples: Cedral Birkdale Blue-Black, Edilians HP20 - Vallee de Chevreuse (brown) & Edilians HP20 - Burnt Red Render samples: Weber chalk & cream	04/12/2025				
	P1904.R11.02-Z Proposed Materials Layout	11/08/2026				10/09/2026
Condition 11	7371-MJA-SW-XX-DR-C-001 - PL12 - Proposed Levels Layout A389-R11-RM-401 F Proposed Levels and Contours Sheet 1 A389-R11-RM-402 E Proposed Levels and Contours Sheet 2 P1904.R11.19-G Proposed Ridge Level Layout		252620	before commencement of phase	Levels details: approved. These drawings have been updated to reflect changes to the layout approved under NMA 261798 and supersede those approved on 10/12/2025.	10/09/2026
Condition 14	Arboricultural Impact Assessment & Method Statement Rev D 20.07.26 KIER24766aiaams KIER24766-03C Rev D Tree Protection Plan (Sheets 1-3)	11/08/2026	252620	before commencement of phase	AMS: approved. These documents have been updated to reflect changes to the layout approved under NMA 261798 and supersede those approved on 10/12/2025.	10/09/2026
Condition 15 i)	A389-R11-123 B Longitudinal Sections Sheet 3	12/12/2025	253029			10/09/2026

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	A389-R11-511 B Drainage Construction Details Sheet 1 A389-R11-513 B Drainage Construction Details Sheet 3 Biodiversity Net Gain Design Stage Assessment (July 2025 - Revision 2) Ecological Mitigation Strategy (July 2025) P24-2506_EN_008 Tree Pit Details P24-2506_EN_010A Illustrative Landscape Sections			before commencement of phase	Landscaping (see informative 23 re play space design): the details are acceptable for planning purposes. However, for adoption purposes, final specifications for the following will need to be agreed before laying out of the open space commences. Procedurally, this information should be submitted as revised/additional information under this discharge of condition application.	
	A389-R11-512 C Drainage Construction Details Sheet 2 P24-2506_05B Open Space Specification P24-2506_EN_15 Allotment Detail Plan P24-2506_EN_18 Boundary Details Plan	07/05/2026			- levels, contouring, water levels, and soft landscape in and around the pond within PAG3, to include grading and mounding of land, the levels and contours to be formed shown in relation to surrounding landform, side gradients, pond depths and water levels; and - open space specification	
	7371-MJA-SW-XX-DR-C-001 PL12 Proposed Levels Layout 7371-MJA-SW-XX-DR-C-008 PL11 Surfacing Plan 25001496_PLN_EA_1.1_B Easement Plan (for information only) 25001496_PLN_EA_2.1_B Easement Plan (for information only) A389-R11-101 G General Arrangement Sheet 1 A389-R11-102 F General Arrangement Sheet 2 A389-R11-RM-121 B Longitudinal Sections Sheet 1 A389-R11-151 E Basin Sections Sheet 1 A389-R11-152 E Basin Sections Sheet 2 A389-R11-401 F Proposed Levels and Contours Sheet 1	30/07/2026			In addition, the information to be included on the play space information board should be coordinated with the Green Infrastructure Officer. This should include information/ infographics to discourage dogs, litter, smoking, and alcohol within or around the play space, consistent with the Design Code information in the WBC Play Space Design Guide.	

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	A389-R11-402 E Proposed Levels and Contours Sheet 2 A389-R11-501 F Drainage Layout Sheet 1 A389-R11-502 E Drainage Layout Sheet 2 A389-R11-701 F Materials Plan Sheet 1 A389-R11-702 E Materials Plan Sheet 2 A389-R11-RM-712 A Highway Construction Detail Sheet 2 P24-2506_EN_13B Street Furniture and Boundary Treatment P24-2506_EN_16A Detailed Soft Landscaping Plan - Play Space P24-2506_EN_17A Detailed Hard Landscaping Plan - Play Space P24-2506_EN_19A Illustrative Pond Section					
	P24-2506_EN_002C_R11G Detailed On-plot Landscape Proposals Sheets 1 - 11 P24-2506_EN_03-01H Detailed POS Soft Landscaping Proposals (Sheet 1 of 4) P24-2506_EN_03-02H Detailed POS Soft Landscaping Proposals (Sheet 2 of 4) P24-2506_EN_03-03H Detailed POS Soft Landscaping Proposals (Sheet 3 of 4) P24-2506_EN_03-04H Detailed POS Soft Landscaping Proposals (Sheet 4 of 4) P24-2506_EN_04-01G Detailed POS Hard Landscaping Proposals (Sheet 1 of 4)	10/08/2026				

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	P24-2506_EN_04-02G Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) P24-2506_EN_04-03G Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) P24-2506_EN_04-04G Detailed POS Hard Landscaping Proposals (Sheet 4 of 4)					
	P24-2506_EN_11C Play Space Masterplan	19/08/2026				
Condition 15 ii)	P24-2506_EN_009B Landscape Phasing Plan	07/05/2026				
Condition 15 iii)	Landscape and Ecological Management Plan (P25-2506_EN_006E) (also relates to condition 16)	30/07/2026				
Condition 16	Landscape and Ecological Management Plan (P25-2506_EN_006E) (also relates to Condition 15)	30/07/2026	252620	before commencement of phase	LEMP: approved.	10/09/2026
Condition 23	South Wokingham R11 Biodiversity Net Gain Design Stage Report FINAL (Rev. 2) 11 July 2025	28/10/2025	252620	before commencement of phase	BNG assessment: approved.	28/07/2026
Condition 25	Area 1, South Wokingham SDL Written Scheme of Investigation Issue 2 (06 June 2025)	29/01/2026	252620	before commencement of phase	Archaeological WSI: approved, superseding Issue 1, which was approved on 10 December 2025.	28/07/2026
				before occupation of phase	Post investigation assessment:	
Condition 31	A389-R11-RM-121 B Longitudinal Sections Sheet 1 A389-R11-RM-122 B Longitudinal Sections Sheet 2 A389-R11-RM-123 B Longitudinal Sections Sheet 3	28/10/2025	252620	installed before occupation	Surface water drainage (may be limited depending on the level of detail provided)	10/12/2025

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	A389-R11-RM-504 B Manhole Schedule A389-R11-RM-511 B Drainage Construction Detail Sheet 1 A389-R11-RM-512 B Drainage Construction Detail Sheet 2 (a later revision has been submitted under DoC 253029) A389-R11-RM-513 B Drainage Construction Detail Sheet 3				under condition 30) (see informative 24 re the Wokingham SuDS Strategy): approved. The drawings submitted on 30/07/2026 & 11/08/2026 have been updated to reflect changes to the layout approved under NMA 261798 and supersede those approved on 10/12/2025.	
	A389-R11-RM-101 E General Arrangement Sheet 1 A389-R11-RM-102 D General Arrangement Sheet 2 (These drawings also relate to condition 60)	30/07/2026				10/09/2026
	7371-MJA-SW-XX-DR-C-002 - PL6 - Surface Water Drainage Strategy 7371-MJA-SW-XX-DR-C-003 - PL6 - Surface Water Catchment Plan 7371-MJA-SW-XX-DR-C-004 - PL6 - Surface Water Exceedance Plan A389-R11-RM-151 B Basin Sections Sheet 1 A389-R11-RM-152 B Basin Sections Sheet 2 A389-R11-RM-401 D Proposed Levels and Contours Sheet 1 A389-R11-RM-402 C Proposed Levels and Contours Sheet 2 A389-R11-RM-501 D Drainage Layout Sheet 1 A389-R11-RM-502 C Drainage Layout Sheet 2 A389-R11-RM-503 B Exceedance Plan	11/08/2026				
Condition 32	As for condition 31 plus: 7371-MJA-SW-XX-DR-C-005 – PL8 - Foul Water Drainage Strategy	11/08/2026	252620	before commencement of phase	Connections to the drainage network: approved. The drawings submitted on 30/07/2026 & 11/08/2026 have been updated to reflect changes to the layout approved under NMA 261798 and supersede those approved on 10/12/2025.	10/09/2026
Condition 33				before occupation of phase	Water quality treatment:	

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Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36	A389-086 P2 Miller-Kier Section 184 MILL24614-03 Temporary Construction Access	05/02/2025	250281	before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security): these temporary construction access details, pursuant to part xi of condition 36, are acceptable, subject to the hedgerow being managed as set out in your email. The Landscaping details pursuant to condition 15 will be expected to include reinstatement of the hedgerow once the use of the temporary access has ceased, in line with reserved matters.	06/03/2025
	A389-093 P1 Miller Section 184 Email dated 5 March 2025 setting out approach to hedgerow management to achieve visibility at the access.	12/02/2025				
	Construction Environment Management Plan - R11 (24 June 2026) A389-R018 v6.0	25/06/2026	253005		The CEMP for the main works: approved. Note the TTRO for footpath 5 ended on 28 February 2026 and a fresh TTRO will be required for any diversions or closures after that date. You are reminded of the recording and reporting requirements of the District License in respect of Great Crested Newts: an Authorised Developer and Compensation Provider is required to provide Activities Records to the Licensee, the Delivery Partner and the Compensation Partner as appropriate, in a timely fashion to allow them to submit the Annual Report. The Activities Records are to be made available for inspection to Natural England at any reasonable time. While Bracknell's concerns about routing construction traffic via Waterloo Road are noted, Waterloo Road is an Adopted Highway and it	28/07/2026

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					would not be reasonable to preclude its use in conjunction with William Heelas Way, particularly given that William Heelas Way also provides direct access to a primary school and residential areas. The levels of traffic generated are not considered to be so significant as to cause significant additional harm.	
Condition 41				before installation	details of any plant enclosure:	
Condition 44	Ground Investigation Report (GE20219-GIRv3.0-JUL22)	28/10/2025	252620	before commencement of phase	contaminated land assessment & verification report: approved.	28/07/2026
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 60	A389-R11-RM-121 B Longitudinal Sections Sheet 1 A389-R11-RM-122 B Longitudinal Sections Sheet 2 A389-R11-RM-123 B Longitudinal Sections Sheet 3 A389-R11-RM-712 A Highway Construction Detail Sheet 2	28/10/2025	252620	before commencement of phase	Highway Construction details: approved.	10/09/2026
	7371-MJA-SW-XX-DR-C-006 - PL10 - Highway General Arrangement 7371-MJA-SW-XX-DR-C-007 - PL8 - Highway Adoption Plan 7371-MJA-SW-XX-DR-C-008 - PL11 - Surfacing Plan These (blue) also relate to A389-R11-RM-101 G General Arrangement Sheet 1 (also relates to conditions 31 & 32)	30/07/2026				

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	A389-R11-RM-102 F General Arrangement Sheet 2 (also relates to conditions 31 & 32) A389-R11-RM-701 F Materials Plan Sheet 1 A389-R11-RM-702 E Materials Plan Sheet 2 A389-R11-RM-711 B Highway Construction Detail Sheet 1 A389-R11-RM-1201 E Road Signs and Markings Plan					