Email: emy.circuit@wokingham.gov.uk
Date: 6 November 2026
My ref: EXC/191068
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b hybrid/Conditions/00 tracking & discharge/Site Wide/Decision letter Conditions of planning permission 191068 Site Wide 2026.11.06.docx

WOKINGHAM BOROUGH COUNCIL

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By email only s.petrosino@nexusplanning.co.uk

Dear Stefania,

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, 250496, 250871, 251240, 251484, 261962, 261963 & 262240

Thank you for your recent submissions relating to off-site works pursuant to conditions 51 (off-site junction works) & 52 (off-site pedestrian and cycle works). I am pleased to approve the details pursuant to conditions 51 b) (off-site works at Bearwood Road/Barkham Road, DoC 262240) and 51 c) (off-site works at Barkham Road /Molly Millars Lane, DoC 261962). In summary:

- Acceptable details have been submitted in relation to site-wide conditions 3 (phasing, DoC 250496), 4 (masterplan, design code & LDS, DoC 241971), 8 (public art strategy, DoC 242460), 10 (site wide levels strategy, DoC 241972), 18 (SANG Delivery Strategy, DoC 251240), 24 (site-wide lighting strategy (part i), DoC 251484), 29 (SuDS Strategy, DoC 242459), 34 (exceedance routeing, DoC 241973), 45 (pedestrian and cycle strategy, DoC 241974), 48 (public transport strategy, DoC 242461), 51 b) (off-site works at Bearwood Road/Barkham Road, DoC 262240), 51 c) (off-site works at Barkham Road /Molly Millars Lane, DoC 261962), 51e (R10/R14 link, planning permission 240892 & S.73 250870) and 64 (electricity distribution apparatus, DoC 250871);
- Revised or additional information is required in relation to conditions to 51 a) (off-site works at Barkham Road/Barkham Street, DoC 261962), 52 c (Routes A1 & A2, DoC 261963), 52 e (Route D, part DoC 261963), 52f) (Route F, DoC 261963), Condition 52 g (Route D, part, DoC 261963);
- An application to revise the trigger for submission of details pursuant to condition 49 (car club) is going through the registration process;
- Details are still to be submitted in relation to conditions 46 (Footpath 10), 50 ii) (site access from Easthampstead Road to parcel R7), 51 d) (off-site works at Peacock Lane/Vigar Way), 52 a (Route H1),

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Condition 52 b (Route H2), 52 d) (Route B), 52h (Route X, part), and 52 i (Route X, part). Triggers are summarised in the attached schedule; and

- Condition 5 requires approval of design brief before submission of reserved matters for the neighbourhood centre.

Details have been approved for all conditions requiring approval or submission before or concurrent with first the application pursuant to reserved matters. 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
Head of Strategic Development – Planning and Delivery

cc: Matt Harris, Nexus m.harris@nexusplanning.co.uk
Jess Jutton, Nexus j.jutton@nexusplanning.co.uk
WBC CIL/S106 Team developer.contributions@wokingham.gov.uk

Enclosure: Schedule of site-wide conditions

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Schedule of site wide conditions

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 3	South Wokingham Condition 3 Phasing P19-0052_EN_118H June 2025	20/06/2025	250496	before/ concurrent with 1st RM	Phasing: approved. The document includes a Framework Affordable Housing Scheme which fulfils the requirements of Schedule 1 Part 1 5 of the S106 agreement.	20/06/2025
Condition 4	P22-0345_DE_003_K_003 Site-Wide Illustrative Masterplan	12/02/2025	241971	Before 1st 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 1st 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				

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Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 18	Condition 18 SANG Strategy Version 3 June 2026	16/06/2026	251240	before commencement	a Suitable Alternative Natural Greenspace (SANG) Delivery Strategy: approved.	28/07/2026
	Rooks Nest SANG Phase 2b Bridging Agreement 2026_07_20_Redacted	27/07/2026				
Condition 24	A389-R007E Site Wide Lighting Strategy	12/06/2026	251484	With first RM	Site-wide lighting Strategy (part i): Approved	22/06/2026
Condition 29	Surface Water Drainage and Sustainable Drainage Systems (SuDS) Technical Note 09 January 2025 DA389-TN004E	09/01/2025	242459	before/ concurrent with 1st RM	SuDS Strategy: approved. Refinements to the attenuation basins and inclusion of other SuDS features as described in the Technical Note and Landscape Design Statement will need to be made through each RM application.	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 1st 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 46				in accordance with phasing (year 3)	Wokingham Without Footpath 10 (three metre wide, flexipave):	
Condition 48	Pegasus Group Phase 2b Letter dated 25 June 2024 P19-1525TR_CMR_LD	27/09/2024	242461	before 1st occupation	Public Transport Strategy: approved.	07/02/2025
Condition 49			252638	before 1st occupation (to be reviewed)	Car Club: given that the car club is proposed to be delivered alongside the neighbourhood facilities, the council agreed in a letter dated 28 October 2025 that it would be reasonable to review the	

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					trigger for its delivery. An application to revise the trigger has been submitted and is going through the registration process.	
Condition 50 ii)				in accordance with phasing (year 6)	site access from Easthampstead Road/Parcel R7 as identified on Drawing No P18-0963_06Y Framework Plan. Given that parcel R7 has come forward earlier than anticipated in the approved phasing, these details are required now.	
Condition 51 a)	A389-S278-J01-001 Rev C1 South Wokingham SDL Barkham Road Junction Site Location Plan A389-S278-J01-101 Rev C1 South Wokingham SDL Barkham Road Junction Section 278 Works General Arrangement Plan A389-S278-J01-111 Rev C1 South Wokingham SDL Barkham Road Junction Refuse Vehicle Swept Paths A389-S278-J01-201 Rev C1 South Wokingham SDL Barkham Road Junction Section 278 Works Site Clearance Plan A389-S278-J01-501 Rev C1 South Wokingham SDL Barkham Road Junction Levels and Drainage Plan A389-S278-J01-601 Rev C1 South Wokingham SDL Barkham Road Lane Section 278 Highway Construction Details A389-S278-J01-701 Rev C1 South Wokingham SDL Barkham Road Junction Section 278 Works Materials Plan A389-S278-J01-901 Rev C1 South Wokingham SDL Barkham Road Junction S278 Works Agreement Plan	18/08/2026	261962	in accordance with phasing (year 2) & S106 (250th occupation)	Off-site junction works, Barkham Road/Barkham Street: although there is no objection to the proposed highway works, landscape mitigation comprising replacement hedgerow planting behind the extent of the proposed works is required for these details to be acceptable.	

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Condition 51 b)	Junction 14 Barkham Road Bearwood Road Transport Summary ref A389_TN023A J1 dated 03 September 2026	23/09/2026	262240	in accordance with phasing (year 2) & S106 (250th occupation)	Off-site junction works, Bearwood Road/Barkham Road: the submitted document provides justification for not intervening at this junction at this stage and is approved. It is therefore expected that the resources that are released by not carrying out highway works at this junction are directed towards improving the quality of the pedestrian and cycle improvements pursuant to condition 52.	06/11/2026
Condition 51 c)	A389-S278-J02-001 Rev C1 South Wokingham SDL Molly Millars Lane Junction Site Location Plan A389-S278-J02-101 Rev C2 South Wokingham SDL Molly Millars Lane Junction Section 278 Works General Arrangement A389-S278-J02-111 Rev C1 South Wokingham SDL Molly Millars Lane Junction Refuse Swept Path Analysis A389-S278-J02-201 Rev C1 South Wokingham SDL Molly Millars Lane Section 278 Site Clearance Plan A389-S278-J02-501 Rev C2 South Wokingham SDL Molly Millars Lane Section 278 Highway Levels and Drainage Plan A389-S278-J02-601 Rev C2 South Wokingham SDL Molly Millars Lane Section 278 Highway Construction Details A389-S278-J02-701 Rev C2 South Wokingham Molly Millars Lane Junction Section 278 Materials Plan A389-S278-J02-901 Rev C1 South Wokingham Molly Millars Lane Junction Section 278 Agreement Plan	18/08/2026	261962	in accordance with phasing (year 2) & S106 (250th occupation)	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): approved.	06/11/2026
Condition 51d)				in accordance with phasing (year 2) & S106	Off-site junction works, Peacock Lane/Vigar Way (informative 12, to be broadly in accordance with Drawing No. P19-1525_014 Junction 12 Peacock	

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				(250th occupation)	Lane Vigar Way geometries): no submission to date. The junction is within Bracknell Brought and I would anticipate the extent of works being agreed with them before submission.	
Condition 51 e)	Planning permission 240892 (5 February 2025), as proposed to be amended by S73 application 250870		Planning permission 240892 & S.73 250870	in accordance with phasing (Year 0)	a new connection through parcel R10 to the application site boundary with R14 as identified on Drawing No P18-0963_191 Framework Plan providing an alternative to Waterloo Road in advance of it being closed to through traffic.	05/02/2025
Condition 52 a (Route H1)				in accordance with phasing (year 2) & S106 (effectively six months from completion of the SWDR/ Easthampstead Road junction)	Off-site pedestrian and cycle provision, Easthampstead Road between the SWDR and the Star Lane level crossing: no formal submission to date.	
Condition 52 b (Route H2)				in accordance with phasing (year 1) & S106 (first occupation in the neighbourhood Centre, Primary School, parcel R7 or parcel 13 or the first dwelling that relies on the Holme Park SANG based on the SANG	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): no formal submission to date.	

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				Delivery Strategy)		
Condition 52 c (Routes A1 & A2)	A389-S278-A1-01 P5 Area A1 - Peach Street Off Site Footway Mitigation A389-S278-A1-02 P3 Area A1 - Peach Street Highway Construction Details A389-S278-A1-03 P2 Area A1 – Peach Street Site Location Plan A389-S278-A1-05 P4 Area A1 – Peach Street Section 278 Agreement Plan A389-S278-A2-02 C2 Area A2 – Easthampstead Road Offsite Footway Mitigation Inset 2 A389-S278-A2-03 C2 Area A2 – Easthampstead Road Offsite Footway Mitigation Inset 3 A389-S278-A2-04 C2 Area A2 – Easthampstead Road Offsite Footway Mitigation Inset 4 A389-S278-A2-05 C2 Area A2 - Easthampstead Road Offsite Footway Mitigation Inset 5 A389-S278-A2-06 C2 Area A2 - Easthampstead Road Offsite Footway Mitigation Inset 6 A389-S278-A2-07 C2 Area A2 – Easthampstead Road Highway Construction Details A389-S278-A2-08 C2 Area A2 - Easthampstead Road s278 Agreement Plan A389-S278-A2-09 C1 Area A2 – Goodchild Road Vehicle Tracking	20/08/2026	261963	in accordance with phasing (year 2) & S106 (effectively six months from completion of the SWDR/ Easthampstead Road junction)	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: revisions are required to address the points raised in the council's email feedback on 16 September 2026.	

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Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 52 d (Route B)				in accordance with phasing (year 5-7 depending on school delivery) & S106 (earliest occupation in the Neighbourhood Centre, Primary School, parcel R4, parcel R5 or Persimmon Parcels C1 or C2)	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: no formal submission to date.	
Condition 52 e (Route D, part)	A389-S278-D-01 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 1 A389-S278-D-02 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 2 A389-S278-D-03 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 3 A389-S278-D-04 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 4 A389-S278-D-05 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 5 A389-S278-D-06 C2 Area D - Waterloo Road Offsite Footway Mitigation Inset 6 A389-S278-D-07 C1 Area D - Waterloo Road Offsite Footway Mitigation Inset 7 A389-S278-D-08 C1 Area D - Waterloo Road Offsite Footway Mitigation Inset 8	20/08/2026	261963	in accordance with phasing (year 1) & S106 (50th occupation in parcels R8, R9, R10 or R11 (combined).	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 A Walking and cycling strategy improvement schemes Waterloo Road): a site-specific AMA is required, as advised in the council's email of 16 September 2026.	

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Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	A389-S278-D-09 C2 Area D - Waterloo Road Highway Construction Details A389-S278-D-10 C2 S278 Area D – Waterloo Road S278 Agreement Plan					
Condition 52 f (Route F)	A389-S278-F-01 C2 Area F - Goodchild Road Offsite Footway Mitigation Inset 1 A389-S278-F-02 C2 Area F - Goodchild Road Offsite Footway Mitigation Inset 2 A389-S278-F-03 C2 Area F - Goodchild Road Offsite Footway Mitigation Inset 3 A389-S278-F-04 C2 Area F - Goodchild Road Offsite Footway Mitigation Inset 4 A389-S278-F-05 C2 Area F - Goodchild Road Offsite Footway Mitigation Inset 5 A389-S278-F-06 C1 Area F - Goodchild Road Offsite Footway Mitigation Inset 6 A389-S278-F-07 C2 Area F – Goodchild Road Highway Construction Details A389-S278-F-08 C2 Area F – Goodchild Road S278 Agreement Plan A389-S278-F-09 C1 Area F – Goodchild Road Vehicle Tracking	20/08/2026	261963	in accordance with phasing (year 2) & S106 (effectively six months from completion of the SWDR/ Easthampstead Road junction)	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): additional information is required to address the points raised in the council's email of 16 September 2026.	
Condition 52 g (Route D, part)		20/08/2026	261963	in accordance with phasing (year 1) & S106 (50th occupation in parcels R8, R9,	Off-site pedestrian and cycle provision, Waterloo Road and Clay Lane: additional information is required to address the points raised in the council's email of 16 September 2026.	

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Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
				R10 or R11 (combined).		
Condition 52 h (Route X, part):				in accordance with phasing (year 4) & S106 (nine months from completion of Peacock Lane roundabout works)	Off-site pedestrian and cycle provision, Waterloo Road and Peacock Lane to Jennets Park, including bus stop infrastructure: no formal submissions to WBC to date, although it is understood that the applicant is in discussion with Bracknell Borough Council.	
Condition 52 i (Route X, part)				in accordance with phasing (year 0)	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: no formal submission to date.	
Condition 64	Arboricultural Method Statement, South Wokingham (Final Rev B) December 2024 Reference 1052383-18 BTS Property Consultancy letter dated 13 June 2025 Ref LES_CSE0079 Discharge of Condition 64 Scheme for retention and/or reconfiguration of the Electricity Distribution Apparatus Figure 3 - 33kV Route Plan Figure 4 - Phase 0 Route Figure 5 - Phase 1 33kV Diversion Route Figure 6 - Existing ducting in William Healas Way Figure 7 - HDD Designs William Heelas Way Figure 9 - Phase 2 33kV Diversion Route	16/06/2025	250871	before commencement	Scheme for retention and/or reconfiguration of the electricity distribution apparatus: approved SUBJECT TO MITIGATION proposals being approved before any works take place within 50 metres of T63. These have now been received and are acceptable: see below.	17/11/2025

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Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Figure 10 - SWDR Northern Footway Design Figure 13 - 132kv underground diversion route Figure 15 - Phase 1 - 33kV and 132kV shared trench Figure 16 - Phase 2 - 33 kV Single Trench					
	P19-0052_164D Tree Mitigation Strategy	05/01/2026			Approved.	09/01/2026

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