

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 25<sup>th</sup> November 2025

**Application Number:** 250870

**Location:** Land at Phase 2a & 2b of South Wokingham SDL

**Proposal:** Application to vary conditions 2, 3, 9, 11 and 14 of planning consent 240892 for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. Condition 2 refers to the approved drawings; 3 to levels; 9 to a Construction Environmental Management Plan (CEMP); 11 to Archaeology, and 14 to highway construction details. The variation is to amend the plans to conform with the Parcel 10 Reserved Matters layout and amend the wording in the above mentioned conditions 3,9,11 and 14 to reflect details which are already approved.

**Recommendation:**

## **Timescale for development**

1. The development hereby permitted shall be carried out in accordance with the original planning permission (ref: 240892), and shall be begun not later than the expiration of three years from the date of that permission, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

## **Approved drawings**

2. This permission is in respect of the submitted application plans and drawings:

|                                                 |
|-------------------------------------------------|
| A389-LR-100 P5 Site Location Plan               |
| A389-LR-102 P9 Red Line Plan                    |
| A389-LRDD-101 C06 General Arrangement           |
| A389-LRDD-106 C05 Visibility Splays             |
| A389-LRDD-110 C02 Bus Swept Paths               |
| A389-LRDD-111 C02 Refuse Vehicle Swept Paths    |
| A389-LRDD-112 C02 Fire Tender Swept Paths       |
| A389-LRDD-121 C02 Lighting Lux Layout           |
| A389-LRDD-151 C02 Longitudinal Sections Sheet 1 |
| A389-LRDD-152 C02 Longitudinal Sections Sheet 2 |

|                                                      |
|------------------------------------------------------|
| A389-LRDD-401 C02 Engineering                        |
| A389-LRDD-501 C03 Drainage Strategy                  |
| A389-LRDD-502 C02 Surface Water Catchment Plan       |
| A389-LR-511 P2 Drainage Details Sheet 1              |
| A389-LR-512 P1 Drainage Details Sheet 2              |
| A389-LRDD-701 C04 Materials Plan                     |
| A389-LRDD-711 C01 Highway Construction Details       |
| A389-LRDD-712 C01 Highway Construction Details       |
| A389-LRDD-713 C02 Highway Construction Details       |
| A389-LRDD-1201 C04 Traffic Signs and Road Markings   |
| CON24461-01 Tree Survey Plan Sheets 1 & 2 of 2       |
| CONS24461-03F Tree Protection Plan Sheets 1 & 2 of 2 |
| P23-1686_EN_008E Landscape Proposals                 |
| P23-1686_EN_009A Rain Garden Tree Pit Detail         |
|                                                      |

The development shall be carried out in accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

*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.*

### Levels

3. The development hereby permitted shall be carried out in accordance with drawing A389-LRDD-401 C02 Engineering, unless otherwise agreed in writing by the Local Planning Authority through the approval of an alternative drawing.

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape in accordance with Core Strategy policies CP1, CP3 & CP21; Managing Development Delivery Local Plan policy TB21; and the South Wokingham SDL SPD.*

### Tree protection

4.
  - a) Development shall take place in complete accordance with the Arboricultural Impact Assessment and Method Statement by ACD Environmental dated (CONS24461aia-ams Revision F dated 22/09/25) (hereinafter referred to as the Approved Scheme) or an alternative Arboricultural Impact Assessment and Method Statement that has first been submitted to and approved in writing by the Local Planning Authority.
  - b) No operations shall commence on site in connection with 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) until the tree protection works required by the Approved Scheme are in place on site
  - c) 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.

d) 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 in writing of the local planning authority has first been sought and obtained.

*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 in accordance with Core Strategy policies CP1, CP3 & CP21; Managing Development Delivery Local Plan policies CC03 and TB21; and the South Wokingham SDL SPD. Details are required prior to commencement to ensure that measures are in place when work starts.*

5. 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, TB21 & TB23; and the South Wokingham SDL SPD.*

### **Landscape, ecology and green infrastructure**

6. A) Before the road hereby approved is open to the public to pass and repass, hard and soft landscaping of the verge, adjacent path and carriageway (incorporating SuDS) shall be carried out in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

B) For areas other than those in A) above, landscaping shall be carried out either in accordance with reserved matters and other conditions of planning permission 190914 and 191068 or with details that have first been submitted to and approved within three years of the road opening to the public.

In either case the details shall include, as appropriate:

- a) Scheme drawings;
- b) proposed finished ground levels and contours in accordance with the details pursuant to condition 3;
- c) detailed design of SuDS features, including the temporary SuDS basins, in accordance with the SuDS Strategy, demonstrating how permanent SuDS features will be integrated into the wider landscape, allowing them to fulfil amenity, ecological and drainage functions;

- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls within public open space;
- f) hard landscaping materials including samples;
- g) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation.
- h) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- i) all boundary treatments and other means of enclosure or controlling access such as gates and bollards, which shall include consideration of ecological permeability;

ii) The landscaping details shall include a Landscape Phasing Plan demonstrating timely delivery of hard and soft landscaping in relation to adjacent built development and the approved landscaping for each "Landscape Phase" shall be carried out in accordance with the approved phasing. The scheme shall be maintained in the approved form for so long as the development remains on the site.

iii) 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 Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iv) below.

iv) 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 permanently retained.

*Reason: In the interests of visual amenity and ecology in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; Managing Development Delivery Local Plan policies CC03, TB21 & TB23; and the South Wokingham SDL SPD. Details are required prior to commencement to ensure that landscaping and ecological mitigation and enhancement can be satisfactorily integrated in the development.*

### **Landscape and Ecological Management Plan (LEMP)**

7. Before the road hereby approved is open to the public to pass and repass a Landscape and Ecological Management Plan (LEMP), including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall be carried out as approved.

*Reason: to ensure that provision is made for satisfactory maintenance of the landscaping hereby approved in accordance with Core Strategy policies CP1, CP3, CP7 & CP21; Managing Development Delivery Local Plan policies CC03, TB21 & TB23; and the South Wokingham SDL SPD and in line with the strategy set out to satisfy the general biodiversity net gain requirement under the Environment Act 2021. Details are required before commencement because then need to be assessed in conjunction with the landscaping proposals.*

### **Lighting**

8. Before the road hereby approved is open to the public to pass and repass, lighting shall be installed in accordance with details that have first been submitted to and approved in writing by the local planning authority. The lighting must balance the safety of the public realm with ecological and amenity considerations, referencing current guidance on lighting mitigation and establishing how light spill on habitats used by foraging and commuting bats will be avoided.

*Reason: to ensure an appropriate balance is achieved between the safety of the public realm and avoiding detriment to wildlife or residential amenity in accordance with NPPF Section 15 (Conserving and Enhancing the Natural Environment); Core Strategy policies CP1, CP3, CP7, CP21; and Managing Development Delivery Local Plan policies TB21 & TB23.*

### **Construction Environmental Management Plan (CEMP)**

9. The development hereby permitted shall not be carried out other than in accordance with the submitted Construction Environmental Management Plan A389-R010 Rev F Dated 22<sup>nd</sup> September 2025, unless otherwise agreed in writing by the Local Planning Authority through the approval of an alternative CEMP.

*Reason: In the interests of the amenity of the area; protecting ecology and the landscape, avoiding pollution, increased flood risk and construction related congestion during construction in accordance with Core Strategy policies CP1, CP3, CP6 & CP7; and MDDLDP policies CC03, CC06, CC07, CC10, TB21, TB23 and TB24; and ODPM Circular 2006/05. To avoid harm, measures need to be in place upon commencement.*

### **Hours of work**

10. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than:

- i) between the hours of 08:00 to 18:00 Monday to Friday; and
- ii) 08:00-13:00 on Saturday; and
- iii) at no time on Sundays or Bank or National Holidays; except for
- iv) individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Where works are agreed by the LPA under iv) above, key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance 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 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 in accordance with Core Strategy policies CP1 Sustainable Development and CP3 General Principles for Development and Managing Development Delivery Local Plan policy CC06 Noise whilst providing the flexibility where works outside the usual hours are unavoidable or would result in unacceptable disruption in the surrounding area.*

### **Archaeology**

11. No development shall take place other than in accordance with the submitted document titled 'Written Scheme of Investigation South Wokingham Link Road (R10 & R14) South Wokingham Strategic Development Location 25 April 2025 Issue 2' unless otherwise agreed in writing by the Local Planning Authority through the approval of an alternative WSI.

The development shall not be opened to the public to pass and repass until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the above referenced approved WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

*Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Iron Age and Roman remains. Potential impacts of groundworks related to the road and attenuation can be addressed through a program of archaeological excavation and monitoring to facilitate a better understanding of past activity on the site, enable preservation by record, and mitigate the impacts of the development. A mitigation strategy has been discussed with the client in the past and should be used as a basis of the new mitigation design. This is in agreement with the strategies proposed within the submitted DBA. This is in accordance with National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), in particular paragraph 218 and Managing Development Delivery Local Plan policy TB25.*

### **Drainage**

12. Development shall be carried out in accordance with the Abley Letchford Partnership Drainage Statement dated 31<sup>st</sup> October 2025, reference A389-R002E with discharge controlled from basin R10 at 3l/s and R14a at 3.9l/s, for the 0.503ha link road.

*Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core*

*Strategy policies CP1 & CP21; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD.*

### **Contaminated land**

13. i) In the event that contamination that was not previously identified is found when carrying out the approved development – including site clearance, groundwork and construction - it must be reported immediately, in writing to the local planning authority. An investigation and full contamination risk assessment shall be carried out and a report of the findings, together with a 'Remediation Method Statement' as necessary shall be submitted to and approved in writing the local planning authority.

ii) Works shall be carried out in accordance with the approved Remediation Method Statement' and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development) before the road becomes operational.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with NPPF Section 15 (Conserving and Enhancing the Natural Environment); and Core Strategy policies CP1 & CP3.*

### **Highway Construction Details**

14. The development hereby permitted shall be carried out in accordance with the following approved highway construction details, unless otherwise agreed in writing by the Local Planning Authority through the approval of alternative drawings:

A389-LRDD-101 C06 General Arrangement  
A389-LRDD-701 C04 Materials Plan  
A389-LRDD-711 C01 Highway Construction Details  
A389-LRDD-712 C01 Highway Construction Details  
A389-LRDD-713 C02 Highway Construction Details

*Reason: To ensure that roads, cycleways and footpaths are constructed to prioritise use by sustainable modes, to a standard that would be suitable for adoption as publicly maintainable highway and incorporate ecological permeability measures in the interests of providing a functional, accessible, safe and high-quality development that supports biodiversity in accordance with Core Strategy policies CP1, CP3, CP6, CP7 & Appendix 7; MDDL policy TB23; and the South Wokingham SDL and Infrastructure Delivery and Contributions SPDs.*

### **Closure of Waterloo Road to motorised through traffic**

15. Within one month of the opening of the road hereby approved, the section of Waterloo Road between the most northerly of the two junctions hereby approved and the turning head hereby approved shall be closed to motorised through traffic in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure safe function of the new junctions (these have not been assessed for the simultaneous use of both routes by motorised traffic, which would be likely to result in conflicting movements) in the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.*

## **Informatives**

### **Reason for recommendation**

1. The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

### **Relevant policies**

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework

South East Area Plan saved NRM6 Southeast Plan Policy NRM6 *Thames Basin Heaths Special Protection Area*

Wokingham Borough Core CP1 Sustainable Development

Strategy Development Plan CP2 Inclusive Communities

Document (2010) CP3 General Principles for Development

CP4 Infrastructure Requirements

CP6 Managing Travel Demand

CP7 Biodiversity

CP9 Scale and Location of Development

Proposals

CP10 Improvements to the Strategic Transport Network.

CP11 Proposals Outside Development Limits (Inc Countryside)

CP17 Housing Delivery

CP21 South Wokingham Strategic Development Location

Adopted Managing CC01 Presumption in Favour of Sustainable Development

Development Delivery Local CC02 Development Limits

Plan (2014) CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

CC06 Noise

CC07 Parking

CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 Development and Flood Risk

CC10 Sustainable Drainage

TB12 Employment Skills Plan

TB21 Landscape Character

TB23 Biodiversity and Development

TB24 Designated Heritage Assets

Borough Design Guide (2012)  
South Wokingham Strategic Development Location Supplementary Planning Document (2011)  
Infrastructure Delivery and Contributions Supplementary Planning Document (2011)  
Sustainable Design and Construction Supplementary Planning Document (21010) & Companion Guide (2010)

### **Landscape & design**

3. Whilst the Reserved Matters layout for Parcel R10 has now been approved and the indicative layout for Parcel R14 remains sufficient to demonstrate that an acceptable arrangement could be achieved, it has not been subject to thorough assessment at this stage. Approval of the link road should not be taken as endorsement of the Parcel R14 layout, which may not be acceptable if submitted pursuant to Reserved Matters in its current form.
4. The engineered form of the SuDS basins has only been accepted because they are proposed as temporary features, to provide drainage for the R10-R14 link road during development of the adjacent parcels. In accordance with the extant planning permissions for the adjacent land, the basins will be located in Public Open Space. The details pursuant to reserved matters and other conditions of the extant planning permissions will be expected to include redesign of the basins to achieve a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to be successfully integrated into the surrounding Public Open Space and fulfil amenity, ecological and drainage functions;
5. Any additional accesses onto the R10/R14 link road, proposed at the reserved matters stage would be considered on their merits, balancing access considerations with guidance on layout and green infrastructure requirements. Any significant reduction in green infrastructure would be detrimental to the character of the street and would not be accepted.
6. Among other things the landscaping details pursuant to condition 6 should consider:
  - i) Replacement of Amalanchia with a medium sized suitable street tree (for reasons explained in the Landscape consultation response dated 28 January 2025);
  - ii) Whether a flush edge is suitable for the rain gardens, given the possibility of overrun by pedestrians and cyclists;
  - iii) A minimum of 5-10% growing medium for rain gardens and tree pits; and
  - iv) Use of alternatives to the non-native species *Betula nigra* and *Quercus palustris* within the SuDS attenuation basins to ensure the predicted BNG 'good' condition can be achieved

## Highways

7. The following requirements referenced within informative 7 under the original permission to include an additional 0.5 metre flare on the bend to allow two refuse vehicles to pass, the dropped kerb for west-bound cyclists to exit the carriageway before joining the R10/R14 link, and the extension of the pedestrian and cycle route with a dropped kerb to the east of the crossing for east-bound cyclists, have been addressed as part of the subsequent S.278 process and submissions.
8. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
9. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
10. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
11. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

## Ecology

12. Any gully pots required as part of the detailed SuDS proposals shall be designed for ecological permeability and to prevent entrapment of wildlife.

## Employment Skills Plan (ESP)

13. While there is no requirement for a separate Employment Skills Plan (ESP) for this planning permission, there is an opportunity for the works to contribute towards the ESP obligations for phases 2a & 2b secured by planning permissions 190914 & 191068 and the applicants are encouraged to contact the Employment and Skills Service Manager to discuss this.

Recommendation and conditions/reasons agreed:



**Connor Corrigan**  
**Service Manager – Planning and Delivery**  
**Date: 20/11/2025**

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