

Wokingham Borough Council

Development Management
Shute End
Wokingham
RG40 1BN

09 June 2025

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990
S.73 VARIATION OF CONDITIONS ATTACHED TO OUTLINE PERMISISON 161529
LAND ADJACENT SONNING GOLF CLUB, DUFFIELD ROAD, WOODLEY, RG4 6GJ

Squires Planning are instructed by Darcliffe Homes Ltd to submit an application under the provisions of s.73 of the Town and Country Planning Act 1990 (as amended), to vary conditions 5 (Construction Management Plan), 8 (Environmental Management Plan), 11 (Soakaways), 13 (Arboricultural Method Statement), and 14 (Off-site Highway works) of outline permission 161529. This application has been made concurrently with a further s.73 application which is seeking to vary conditions attached to Reserved Matters approval 200951. The variation of condition for the Reserved Matters, which in part relates to modest changes to the approved site layout, has had a knock-on impact to conditions and details previously approved by condition on the outline permission. Thus, this submission seeks to bring the two elements in to line.

The application as submitted includes the following plans and documents:

- Supporting Statement (*this cover letter*)
- Construction Management Plan by Darcliffe Homes May 2025
- Environmental Management & Biodiversity Plan June 2025
- Drawing H1342 402F-Site Layout & Drainage
- Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025
- Arboricultural Site Supervision by Andrew Day Arboricultural Consultant
- Tree Protection Plan New Scheme Overlay
- Drawing H1342 410E-S278 Highway Works Layout
- Drawing H1342 411E-S278 Road Markings & Signage
- Drawing H1342 412E-S278 Setting Out
- Drawing H1342 413G-S278 Agreement Layout
- Drawing H1342 414-Site Clearance
- Drawing H1342 415E-S278 Construction Details 1 of 2

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- Drawing H1342 416C-S278 Construction Details 2 of 2
 - Drawing H1342 420E-S278 Long Sections
 - Drawing H1342 TR02B-S278 Tracking Layout TR02
 - Drawing H1342 TR03B-S278 Site Junction Tracking
 - Completed application forms
 - Completed CIL forms

All of the conditions to be varied have previously been discharged via discharge of condition applications (applications 222136, 222426, 222299, 222427, 221883). The variations to the conditions is to remove the need for further discharge and bring the conditions in line with the amendments made to the scheme (principally the modest layout alterations) which are being made via the submitted s.73 to the Reserved Matters approval.

Condition 5 relates to the provision and approval of a Construction Management Plan. It currently states:

“No development shall commence until a construction management plan has been submitted to and approved in writing the Local Planning Authority. The approved plan shall be adhered to throughout the construction of the development.”

With this application an updated Construction Management Plan is provided which accounts for the changes to the scheme. It is therefore proposed to vary the condition as follows:

“The development hereby approved shall be carried out in full accordance with the Construction Management Plan by Darcliffe Homes dated May 2025. The approved plan shall be adhered to throughout the construction of the development.”

Condition 8 relates to the provision and approval of an environmental management plan. It currently states:

“No development shall commence until an environmental management plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the measures in the approved plan. The plan shall provide details of:

(i) A precautionary mitigation strategy for badgers, small mammals and birds;

(ii) Measures to maintain ecological permeability for small mammals, reptiles and amphibians;

(iii) The biodiversity enhancements recommended in the submitted Extended Phase 1 Habitat Survey (Ecosulis Ltd, Ref 1005676, Jan 2015) for flora, birds, bats, and invertebrates.”

An updated Environmental Management & Biodiversity Plan is provided as a clear site plan consolidating all the requirements from previously approved reports, but taking account of the layout change. We therefore seek to vary the condition as follows:

“The development hereby approved shall be carried out in full accordance with the Environmental Management & Biodiversity Plan dated June 2025.”

Condition 11 relates to details of soakaways. It currently states:

“No development shall commence until details of soakaways at the base of the proposed SuDs features (to be set at least one metre above the maximum ground water levels) are submitted to and

approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.”

Submitted with this application is an updated drawing (Drawing H1342 402F-Site Layout & Drainage) and soakway calculations (Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025). These are in line with the previously approved details but now take account of the revised layout. It is proposed to vary the condition as follows:

“The development hereby approved shall be carried out in full accordance with Drawing H1342 402F-Site Layout & Drainage and Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.”

Condition 13 relates to the provision and approval of an Arboricultural Method Statement and Scheme of Works. It currently states:

“a) No development shall commence until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of retained trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with the 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.”

With this submission we have provided a document entitled Arboricultural Site Supervision by Andrew Day Arboricultural Consultant and a Tree Protection Plan New Scheme Overlay drawing. We propose the condition be varied as follows:

“The development hereby approved shall be carried out in full accordance with the Arboricultural Site Supervision by Andrew Day Arboricultural Consultant and Tree Protection Plan New Scheme Overlay drawing dated January 2025. The development shall be carried out in accordance with the approved details (hereby referred to as the Approved Scheme).

b) No operations shall commence on site in connection with the 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."

Condition 14 relates to the approval of details in regard to off-site highway works. The condition current states:

"No development shall commence until details of off-site works comprising (a) the construction of a footway north of Duffield Road from the end of the existing footway to the traffic signals at the Duffield Road railway bridge and (b) the construction of a pedestrian crossing refuge at the junction of Duffield Road and Pound Lane have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details."

With this application we have provided a full set of updated drawings that correspond with the previously approved details but now reflect the revised layout. It is proposed to vary the condition as follows:

"The development hereby approved shall be carried out in full accordance with the following drawings detailing the off-site works:

- a) Drawing H1342 410E-S278 Highway Works Layout*
- b) Drawing H1342 411E-S278 Road Markings & Signage*
- c) Drawing H1342 412E-S278 Setting Out*
- d) Drawing H1342 413G-S278 Agreement Layout*
- e) Drawing H1342 414-Site Clearance*
- f) Drawing H1342 415E-S278 Construction Details 1 of 2*
- g) Drawing H1342 416C-S278 Construction Details 2 of 2*
- h) Drawing H1342 420E-S278 Long Sections*
- i) Drawing H1342 TR02B-S278 Tracking Layout TR02*
- j) Drawing H1342 TR03B-S278 Site Junction Tracking*

The development shall not be occupied until the works have been completed in accordance with the approved details"

It is hoped that officers will be agreeable to these variations and that the s.73 application will be approved concurrently with the amendments sought to the previously approved Reserved Matters (200951).

Should you require any further information please do not hesitate to ask.

Yours sincerely,



Mark Campbell
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