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Date: 1st May 2026
My ref: SPM/191068/R10
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/Decision letter Conditions of planning permission 191068 Parcel R10 2025_05_01.docx



**WOKINGHAM
BOROUGH COUNCIL**

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Miller Homes Southern
c/o Stefania Petrosino
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX

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

Dear Stefania,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

**PARCEL R10 OF 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.
CONDITION APPLICATION REFERENCE 251442**

Thank you for your application for approval of details submitted pursuant to conditions 16 (LEMP) and 23 (BNG) of planning permission 191068 dated 19 July 2024 submitted under the above discharge of conditions application references.

This letter is concerned with conditions relating to Parcel R10 only. Site Wide conditions are dealt with in separate correspondence. Please accept this letter as confirmation of the approval of details submitted pursuant to the following conditions. Details of the documents and drawings approved under these conditions are listed in the accompanying schedule.

- 16 (LEMP), 23 (BNG)
- Other conditions requiring approval of details before commencement of the phase are conditions 11 (levels), 15 (landscaping)
- 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 this phase only and I refer you to the schedule below for more detailed comments on each condition.

If you have any queries, please contact the case officer, Sophie Morris.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' or similar initials, enclosed in a light grey rectangular box.

Connor Corrigan
Head of Strategic Development, Planning Delivery

Enclosure: Schedule of conditions relating to Parcel R10

Schedule of conditions relating to Parcel R10

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9	Revised cover letter received 30.07.25 references materials plan P1914.R10.02 -AE (approved as part of the reserved matters approval) and sets out materials agreed through discussion as follows (with images of agreed materials appended at the end of this letter): Roof tiles: Russell Bute 3 in Slate Grey; Terracotta; Peat Brown; Cottage Red Bricks: Atherstone Red/Red multi or Autumn Glow/Glow multi Render: Weber Silver Pearl; Beige or Light Beige Garage doors to be black in the Waterloo Core character area and white in the Neighbourhood Residential character area	30.07.25	250723	before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 15): Approved	05.09.25
Condition 11	A389-R10-RM-401 D Engineering Layout P1914.R10.23 Proposed Ridge Level Layout	13.01.26	250665	before commencement of phase	Levels details: WBC reviewing updated engineering drawing submitted 28.04.26	
Condition 14	MILL24614aiaams Rev B dated 22.07.25 Arboricultural Impact Assessment and Method Statement MILL24614-03 Tree Protection Plan B	24.07.25	250665	before commencement of phase	AMS: Approved	16.03.26
Condition 15	P24-2114_EN_002F_ R10 Detailed On-Plot Landscape Proposals (7 Sheets); P24-2114_EN_001D Landscape Masterplan; P24-2114_EN_003E Detailed POS Soft Landscaping Plan; P24-2114_EN_008E Detailed POS Hard Landscaping Plan; A389-R10-RM-401 B Engineering	21.08.25	251442	before commencement of phase	Landscaping (see informative 23 re play space design):	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Layout; A389-R10-RM-530 C Basin cross sections; P24-2114_EN_12-01 Basin Sections; P24-2114_EN_12-02 Basin Sections; P24-2114 R10 Rev A Landscape Specification; A389-R10-RM-701 B Materials plan; P24-2114_EN_010 Tree Pit Details; P1914.R10.07-Y Proposed Enclosures Layout P1914.EW.101 R10 Entrance Wall, Plans & Elevations; P1914.R10.01-AM; 20.0032.0014.F1 R10 Rev 3 Ecological Mitigation Strategy 24.12.25; P24-2114_EN_011A Landscape Phasing Plan; P24-2114_EN_007B Landscape Ecological Management Plan; A389-R10-DD-2817 A Retractable Bollard Detail; A389-TN019 R10 Lighting; A389-R10-DD-701 C4 External Works Sheet 1; A389-R10-DD-702 C4 External Works Sheet 2; A389-R10-DD-703 C4 External Works Sheet 3; A389-R10-DD-704 C4 External Works Sheet 4; A389-R10-DD-705 C3 External Works Sheet 5; A389-R10-DD-706 C3 External Works Sheet 6; P24-2114_EN_13 Boundary treatment and Street Furniture; P24-2114_EN_14 Boundary Details				WBC awaiting applicant response to tree and landscaping consultee comments made in response to revised details submitted 13.01.26 Ecology comments sent 29.04.26 - additional hedgehog holes needed on external works drawings Updated lighting details submitted 24.04.26 – WBC email sent back 29.04.26 querying removal of previously introduced solar columns. Awaiting update	
Condition 16	P24-2114_EN_07B Aug 25 R10 Landscape & Ecological Management Plan	21.08.25	251442	before commencement of phase	LEMP: Approved	01.05.26
Condition 23	25.0009.0001.F1 Rev 2 BNG Design Stage Report dated 21.01.26; South Wokingham R10- Metric 3.1 Biodiversity Calculator January 2026	23.01.26	251442	before commencement of phase	BNG assessment: Approved	01.05.26
Condition 25	AreaE_WSI_v5 Dated 23.04.25 by Oxford Archaeology	25.04.25	250912	before commencement of phase	Archaeological WSI: 14.05.25 Berkshire Archaeology response - recommends submitted WSI for trenches in area E be approved. Approved for area E Condition can't be fully discharged until reporting in accordance with approved WSI is completed	04.07.25

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
				before occupation of phase	post investigation assessment:	
Condition 31	A389-R10-DD-500 Rev C2 – Drainage Strategy Overview	06.02.26	260321	installed before occupation	surface water drainage: Approved	16.03.26
Condition 32	DoC cover letter dated 17/03/25 ref: 40442 refers to drainage strategy submitted as part of RM submission 250399 A389-R10-RM-501 C Drainage Strategy	19.03.25 24.07.25	250665	before commencement of phase	connections to the drainage network: 01.07.25 Conditions review with Nexus: Drainage Strategy plan approved as part of RM to be submitted for approval under this DoC application. 24.07.25 Approved RM drainage strategy plan submitted under DoC application. Approved NB. Separate supplementary legal agreement currently progressing in relation to further details of POS containing underground SuDs storage management and maintenance of areas within POS containing underground storage crates.	05.09.2025
Condition 33	A389-R10-RM-501 C Drainage Strategy			before occupation of phase	water quality treatment: Approved as part of RM decision	23.06.2025
Condition 35	A389-R10-RM-501 Rev C - Drainage Strategy A389-R1-RM-505 Rev B – Surface Water Catchment Plan A389-R028A - Parcel R10 – Phase 2b of the South Wokingham Strategic Development Location SUDS Maintenance Note (February 2026)	06.02.26	260321	before occupation of phase	SuDS Management and Maintenance Plan: Approved	16.03.26

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 36	A389-R010 Rev B - Construction Environmental Management Plan	06.08.25	250664	before commencement of phase	WBC Trees and Landscaping – no objection WBC Ecology – no objection Highways – no objection to revision B Approved	05.09.25
Condition 41				before installation	details of any plant enclosure:	
Condition 44	GE22990-TN01-250214 Technical Note Dated 14.02.25	11.04.25	250912	before commencement of phase	contaminated land assessment & verification report: WBC Environmental Health no objection	04.07.25
Condition 56	817121_MHS_0002_A Parking Management Strategy	06.02.26	260321	before occupation of phase	Parking Management Strategy: Approved	16.03.26
Condition 60	A389-R10-DD-101 C2 General Arrangement-SHEET 1 A389-R10-DD-102 C2 General Arrangement-SHEET 2 A389-R10-DD-103 C2 General Arrangement-SHEET 3 A389-R10-DD-104 C2 General Arrangement-SHEET 4 A389-R10-DD-105 C2 General Arrangement-SHEET 5 A389-R10-DD-106 C2 General Arrangement-SHEET 6 A389-R10-DD-401 C2 Engineering Layout-SHEET 1 A389-R10-DD-402 C1 Engineering Layout-SHEET 2 A389-R10-DD-403 C1 Engineering Layout-SHEET 3 A389-R10-DD-404 C1 Engineering Layout-SHEET 4 A389-R10-DD-405 C1 Engineering Layout-SHEET 5	19.03.25 Revised plans received 06.03.26	250665	before commencement of phase	Highway Construction details: Approved	10.04.26

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	A389-R10-DD-406 C1 Engineering Layout-SHEET 6 A389-R10-DD-701 C3 External Works Plan-SHEET 1 A389-R10-DD-702 C2 External Works Plan-SHEET 2 A389-R10-DD-703 C2 External Works Plan-SHEET 3 A389-R10-DD-704 C2 External Works Plan-SHEET 4 A389-R10-DD-705 C2 External Works Plan-SHEET 5 A389-R10-DD-706 C2 External Works Plan-SHEET 6 A389-R10-RM-711 Highway Construction Details Sheet 1 A389-R10-RM-712 Highway Construction Details Sheet 2 A389-R10-DD-713 B Private Highway Construction Details					