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Date: 13 August 2025  
My ref: EXC/192928  
File ref: [https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/SWDR/192928 SWDR central section/Conditions/00 tracking and discharge/2025\\_08\\_13 Decision letter conditions of planning permission 192928.docx](https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/SWDR/192928 SWDR central section/Conditions/00 tracking and discharge/2025_08_13 Decision letter conditions of planning permission 192928.docx)



**WOKINGHAM  
BOROUGH COUNCIL**

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By email only [guoda.vaitkeviciute@lanproservices.co.uk](mailto:guoda.vaitkeviciute@lanproservices.co.uk)

Dear Guoda,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS**

**LAND SOUTH OF WOKINGHAM, EAST OF FINCHAMPSTEAD ROAD AND WEST OF WATERLOO ROAD,  
WOKINGHAM**

**PLANNING PERMISSION 192928 (CONSTRUCTION OF THE SOUTH WOKINGHAM DISTRIBUTOR ROAD (SWDR)  
BETWEEN FINCHAMPSTEAD ROAD AND WATERLOO ROAD, INCLUDING A LINK TO HEATHLANDS ROAD,  
TOGETHER WITH ASSOCIATED WORKS) AS VARIED BY NON-MATERIAL AMENDMENT 240738**

**CONDITIONS REFERENCES: 240376, 241843, 242531, 242535, 242645, 242837, 242838, 242879, 243212,  
250018, 250213 & 250925**

Thank you for your applications for approval of details pursuant to planning conditions for the main works (phase 2) of the South Wokingham Distributor Road (SWDR). Please find below and attached a summary of the current position, including approval of details pursuant to conditions 3 (enabling works), 4 (phasing), 7 (road bridge design), 8 (road bridge materials), 9 (AIA), 11 (AMS & scheme of works), 14 (ES Addendum), 16 (lighting), 19 (SuDS Strategy), 21 (connections to the drainage system), 22 (exceedance routes), 23 (drainage maintenance), 24 (CEMP) and 29 (ESP).

- Acceptable details have been submitted in relation to conditions 3 (definition of enabling works, ref 242879), 4 (phasing, refs 240387 & 242879), 7 (road bridge design, ref 242645), 8 (road bridge materials, ref 242645), 9 (AIA, ref 242837), 11 AMS & scheme of works, ref 242837), 14 (ES Addendum, ref 250018), 16 (lighting, ref 242645) 19 (SuDS Strategy, ref 242513), 21 (connections to the drainage system, ref 242531), 22 (exceedance routes, ref 242531), 23 (drainage maintenance, ref 242531), 24 (CEMP, ref 242535) and 29 (ESP, ref 243212). Work should be carried out in accordance with the approved details;
- The details to comply with condition 17 (archaeological WSI, refs 241843 & 250925) are also acceptable subject to submission of a report of investigation in due course;
- The revised details submitted in relation to conditions 5 (levels, ref 242838), 6 (detailed design, refer 242838), 12 (landscaping, reference 250213), 13 (LEMP, ref 250213), 15 (BNG, ref 250213) and 20 (SuDS, ref 242531) are under consideration and I will contact you once I have received feedback from consultees;
- Details to comply with condition 8 (footbridge materials) require approval before construction of the bridge commences; and

- Condition 27 (off-site junctions) requires delivery of three junctions, in accordance with details to be approved and the triggers established under condition 4 (250<sup>th</sup> occupation or Summer 2026 as per the attached schedule);

This provides a brief overview of the current position 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,



Nick Irvine  
Service Director – Planning, Economy and Culture

Enclosure: Schedule of conditions  
Schedule of relevant applications for discharge of conditions of planning permission 192928

## Schedule of current/approved conditions details

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1		N/A	N/A	no submission required	Three years to commence:	N/A
Condition 2		N/A	N/A	no submission required	Approved drawings:	N/A
Condition 3	<p>Lanpro letter dated 14 November 2024</p> <p>2025_01_30 Response to LPA feedback on conditions 3 4 &amp; 24</p> <p>Heathlands Road &amp; Easthampstead Road trial hole drawings received 29 January 2025</p> <p>Peacock Lane trial hole location drawings received 29 January 2025</p> <p>Western Gateway WG2 trial hole location drawings received 29 January 2025</p> <p>WMHP-BB-SRWG1-SK-PM-0284 Topsoil Storage</p>	<p>14/11/2024</p> <p>29/01/2025</p>	242879	before commencement	<p><b>Definition of enabling works (phase 2)</b> to ensure that there is no conflict with the requirements of conditions 5 (levels), 6 (detailed design), 12 (landscaping), 13 (Landscape and Ecological Management Plan) &amp; 15 (Biodiversity Net Gain): these site wide details supersede those approved for phase 1 under application 213417 and are approved.</p>	13/08/2025
Condition 4	<p>2024_0311 applicant response to queries regarding conditions 4 5 &amp; 6</p> <p>WMHP-TG-SRWG1-DR-HI-0181-P02 SRWG1 Construction Phasing Plan Phase 1</p> <p>WMHP-TG-SRWG1-DR-HI-0182-P01 SRWG1 Construction Phasing Plan Phase 2</p> <p>SWDR Balfour Beatty Phasing - for Condition 4</p> <p>Construction Environmental Management Plan Appendix E - SRWG1 CL31 Programme &amp; Construction Phase Plans Sheets 1-8 of 8 &amp; summary programme (submitted under application 242535)</p> <p>2025_01_30 Response to LPA feedback on conditions 3 4 &amp; 24</p>	<p>11/03/2024</p> <p>15/03/2024</p> <p>14/11/2024</p> <p>21/11/2024</p> <p>29/01/2025</p>	<p>240376</p> <p>242879</p> <p>Within Phase 2</p>	before commencement	<p><b>Phasing:</b> the details were sufficient for phase 1 and superseded those submitted under application 213417.</p> <p><b>Phasing (within phase 2):</b> these details supplement those approved under application 240376 and are approved.</p>	<p>11/04/2024</p> <p>13/08/2025</p>
Condition 5	<p>WMHP-TG-SRWG1-DR-HI-0104-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 4</p> <p>WMHP-TG-SRWG1-DR-HI-0105-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 5</p> <p>WMHP-TG-SRWG1-DR-HI-0106-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 6</p> <p>WMHP-TG-SRWG1-DR-HI-0107-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 7</p> <p>WMHP-TG-SRWG1-DR-HI-0108-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 8</p> <p>WMHP-TG-SRWG1-DR-HI-0109-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 9</p> <p>WMHP-TG-SRWG1-DR-HI-0110-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 10</p> <p>WMHP-TG-SRWG1-DR-HI-0111-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 11</p> <p>WMHP-TG-SRWG1-DR-HI-0112-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 12</p> <p>WMHP-TG-SRWG1-DR-HI-0113-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 13</p> <p>WMHP-TG-SRWG1-DR-HI-0114-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 14</p> <p>WMHP-TG-SRWG1-DR-HI-0115-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 15</p> <p>WMHP-TG-SRWG1-DR-HI-0116-P04 - HIGHWAYS ALIGNMENT PLAN AND PROFILE Sheet 16</p> <p>WMHP-TG-SRWG1-DR-HI-0128-P05 - HIGHWAYS ALIGNMENT CROSS SECTIONS - WEST LINK - Sheet 1</p>	08/11/2024	242838	before commencement other than enabling works	<p><b>Levels:</b> these site wide details supersede those submitted under application 213441 and approved for phase 1 under application 240376. They are under consideration and I will contact you once I have received feedback from consultees.</p>	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0129-P05 - HIGHWAYS ALIGNMENT CROSS SECTIONS - WEST LINK - Sheet 2 WMHP-TG-SRWG1-DR-HI-0130-P05 - HIGHWAYS ALIGNMENT CROSS SECTIONS - WEST LINK - Sheet 3 WMHP-TG-SRWG1-DR-HI-0131-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 4 WMHP-TG-SRWG1-DR-HI-0132-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 5 WMHP-TG-SRWG1-DR-HI-0133-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 6 WMHP-TG-SRWG1-DR-HI-0134-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 7 WMHP-TG-SRWG1-DR-HI-0135-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 8 WMHP-TG-SRWG1-DR-HI-0136-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 9 WMHP-TG-SRWG1-DR-HI-0137-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 10 WMHP-TG-SRWG1-DR-HI-0138-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 11 WMHP-TG-SRWG1-DR-HI-0139-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 12 WMHP-TG-SRWG1-DR-HI-0140-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 13 WMHP-TG-SRWG1-DR-HI-0141-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 14 WMHP-TG-SRWG1-DR-HI-0142-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 15 WMHP-TG-SRWG1-DR-HI-0143-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - MAINLINE - Sheet 16 WMHP-TG-SRWG1-DR-HI-0144-P04 - HIGHWAYS ALIGNMENT CROSS SECTIONS - WEST LINK - Sheet 17 WMHP-TG-SRWG1-DR-HI-0145-P03 - HIGHWAYS ALIGNMENT CROSS SECTIONS - WEST LINK - Sheet 18 WMHP-TG-SRWG1-DR-HI-0146-P03 - HIGHWAYS ALIGNMENT CROSS SECTIONS - EAST LINK - Sheet 19					
	WMHP-TG-SRWG1-DR-HI-0101-P08 - Highways Alignment Plan and Profile Sheet 1 WMHP-TG-SRWG1-DR-HI-0102-P07 - Highways Alignment Plan and Profile Sheet 2 WMHP-TG-SRWG1-DR-HI-0103-P07 - Highways Alignment Plan and Profile Sheet 3 WMHP-TG-SRWG1-DR-HI-0151-P05 - Highways Alignment Isopachytes Sheet 1 WMHP-TG-SRWG1-DR-HI-0152-P04 - Highways Alignment Isopachytes Sheet 2 WMHP-TG-SRWG1-DR-HI-0153-P04 - Highways Alignment Isopachytes Sheet 3 WMHP-TG-SRWG1-DR-HI-0154-P04 - Highways Alignment Isopachytes Sheet 4 WMHP-TG-SRWG1-DR-HI-0155-P04 - Highways Alignment Isopachytes Sheet 5 WMHP-TG-SRWG1-DR-HI-0156-P04 - Highways Alignment Isopachytes Sheet 6 WMHP-TG-SRWG1-DR-HI-0157-P04 - Highways Alignment Isopachytes Sheet 7 WMHP-TG-SRWG1-DR-HI-0158-P03 - Highways Alignment Isopachytes Sheet 8 WMHP-TG-SRWG1-DR-HI-0159-P03 - Highways Alignment Isopachytes Sheet 9 WMHP-TG-SRWG1-SK-DD-0594-P01 - Ditch Profiles	20/06/2025				
Condition 6	WMHP-TG-SRWG1-DR-HI-0171-P01 - INTEGRATION WITH DEVELOPER PROPOSALS BETWEEN SWDR AND STAR LANE CROSSING PLANNING CONDITION 6.f. WMHP-TG-SRWG1-DR-HI-0039-P03 - HIGHWAYS ALIGNMENT SWEPT PATH ANALYSIS WMHP-TG-SRWG1-DR-HI-0041-P07 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 2 WMHP-TG-SRWG1-DR-HI-0042-P07 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 3	08/11/2025	242838	before commencement other than enabling works	<b>Detailed design:</b> these site wide details supersede those submitted under application 213441 and approved for phase 1 under application 240376. They are under consideration and I will contact you once I have received feedback from consultees.	

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	WMHP-TG-SRWG1-DR-HI-0043-P08 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 4 WMHP-TG-SRWG1-DR-HI-0044-P07 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 5 WMHP-TG-SRWG1-DR-HI-0045-P08 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 6 WMHP-TG-SRWG1-DR-HI-0046-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 7 WMHP-TG-SRWG1-DR-HI-0047-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 8 WMHP-TG-SRWG1-DR-HI-0048-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 9 WMHP-TG-SRWG1-DR-HI-0049-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 10 WMHP-TG-SRWG1-DR-HI-0050-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 11 WMHP-TG-SRWG1-DR-HI-0051-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 12 WMHP-TG-SRWG1-DR-HI-0052-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 13 WMHP-TG-SRWG1-DR-HI-0053-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 14 WMHP-TG-SRWG1-DR-HI-0054-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 15 WMHP-TG-SRWG1-DR-HI-0055-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 16 WMHP-TG-SRWG1-DR-HI-0056-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 17 WMHP-TG-SRWG1-DR-HI-0057-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 18 WMHP-TG-SRWG1-DR-HI-0058-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 19 WMHP-TG-SRWG1-DR-HI-0059-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 20 WMHP-TG-SRWG1-DR-HI-0060-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 21 WMHP-TG-SRWG1-DR-HI-0061-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 22 WMHP-TG-SRWG1-DR-HI-0062-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 23 WMHP-TG-SRWG1-DR-HI-0063-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 24 WMHP-TG-SRWG1-DR-HI-0064-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 25 WMHP-TG-SRWG1-DR-HI-0065-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 26 WMHP-TG-SRWG1-DR-HI-0066-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 27 WMHP-TG-SRWG1-DR-HI-0067-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 28 WMHP-TG-SRWG1-DR-HI-0068-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 29 WMHP-TG-SRWG1-DR-HI-0069-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 30 WMHP-TG-SRWG1-DR-HI-0070-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 31 WMHP-TG-SRWG1-DR-HI-0071-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 32 WMHP-TG-SRWG1-DR-HI-0072-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 33 WMHP-TG-SRWG1-DR-HI-0073-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 34 WMHP-TG-SRWG1-DR-HI-0074-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 35 WMHP-TG-SRWG1-DR-HI-0075-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 36 WMHP-TG-SRWG1-DR-HI-0076-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 37 WMHP-TG-SRWG1-DR-HI-0077-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 38 WMHP-TG-SRWG1-DR-HI-0078-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 39 WMHP-TG-SRWG1-DR-HI-0079-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 40 WMHP-TG-SRWG1-DR-HI-0080-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 41					

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	WMHP-TG-SRWG1-DR-HI-0081-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 42 WMHP-TG-SRWG1-DR-HI-0082-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 43 WMHP-TG-SRWG1-DR-HI-0083-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 44 WMHP-TG-SRWG1-DR-HI-0084-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 45 WMHP-TG-SRWG1-DR-HI-0085-P04 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 46 WMHP-TG-SRWG1-DR-HI-0086-P02 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 47 WMHP-TG-SRWG1-DR-HI-0087-P02 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 48 WMHP-TG-SRWG1-DR-HI-0088-P02 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 49 WMHP-TG-SRWG1-DR-HI-0089-P02 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 50 WMHP-TG-SRWG1-DR-HI-0090-P03 - HIGHWAYS PLANNING SWEPT PATH ANALYSIS Sheet 51					
	WMHP-TG-SRWG1-DR-HI-0421-P05 - Highways Road Restraints Details Sheet 1					
	WMHP-TG-SRWG1-DR-HI-0703-P03 - Highways Pavement Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0704-P03 - Highways Pavement Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0705-P03 - Highways Pavement Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0706-P03 - Highways Pavement Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0707-P03 - Highways Pavement Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-0721-P06 - Highways Pavement Details Sheet 1					
	WMHP-TG-SRWG1-DR-HI-0733-P03 - Highways Surfacing Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0734-P03 - Highways Surfacing Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0735-P03 - Highways Surfacing Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0736-P03 - Highways Surfacing Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0737-P03 - Highways Surfacing Plan Layout Sheet 7					
	WMHP-TG-SRWG1-DR-HI-1103-P04 - HIGHWAYS KERBS AND FOOTWAY PLAN LAYOUT Sheet 3 WMHP-TG-SRWG1-DR-HI-1104-P04 - HIGHWAYS KERBS AND FOOTWAY PLAN LAYOUT Sheet 4 WMHP-TG-SRWG1-DR-HI-1106-P04 - HIGHWAYS KERBS AND FOOTWAY PLAN LAYOUT Sheet 6 WMHP-TG-SRWG1-DR-HI-1107-P04 - HIGHWAYS KERBS AND FOOTWAY PLAN LAYOUT Sheet 7 WMHP-TG-SRWG1-DR-HI-1121-P03 - HIGHWAYS KERBS AND FOOTWAY DETAILS Sheet 1 WMHP-TG-SRWG1-DR-HI-1122-P03 - HIGHWAYS KERBS AND FOOTWAY DETAILS Sheet 2 WMHP-TG-SRWG1-DR-HI-1123-P03 - HIGHWAYS KERBS AND FOOTWAY DETAILS Sheet 3 WMHP-TG-SRWG1-DR-HI-1124-P03 - HIGHWAYS KERBS AND FOOTWAY DETAILS Sheet 4 WMHP-TG-SRWG1-DR-HI-1125-P05 - HIGHWAYS KERBS AND FOOTWAY DETAILS Sheet 5					
	WMHP-TG-SRWG1-DR-HI-1203-P04 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS PLAN LAYOUT Sheet 3 WMHP-TG-SRWG1-DR-HI-1204-P04 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS PLAN LAYOUT Sheet 4 WMHP-TG-SRWG1-DR-HI-1205-P05 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS PLAN LAYOUT Sheet 5 WMHP-TG-SRWG1-DR-HI-1206-P05 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS PLAN LAYOUT Sheet 6					

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	WMHP-TG-SRWG1-DR-HI-1207-P03 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS PLAN LAYOUT Sheet 7					
	WMHP-TG-SRWG1-DR-HI-1221-P05 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS DETAILS					
	WMHP-TG-SRWG1-DR-HI-1222-P02 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS DETAILS					
	WMHP-TG-SRWG1-DR-HI-1223-P03 - HIGHWAYS TRAFFIC SIGNS AND ROAD MARKINGS DETAILS					
	WMHP-TG-SRWG1-DR-HI-1231-P04 - HIGHWAYS FINCHAMPSTEAD ROAD SOUTH TOUCAN SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1232-P04 - HIGHWAYS FINCHAMPSTEAD ROAD SOUTH TOUCAN DUCTING LAYOUT Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1233-P04 - HIGHWAYS SWDR BY TESCO TOUCAN SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1234-P04 - HIGHWAYS SWDR BY TESCO TOUCAN SIGNAL LAYOUT Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1235-P04 - HIGHWAYS SWDR BY FP25 TOUCAN SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1236-P04 - HIGHWAYS SWDR BY FP25 TOUCAN DUCTING LAYOUT Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1237-P04 - HIGHWAYS EASTHAMPSTEAD ROAD JUNCTION SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1238-P04 - HIGHWAYS EASTHAMPSTEAD ROAD JUNCTION MOVA DETECTION PLAN Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1239-P02 - HIGHWAYS EASTHAMPSTEAD ROAD JUNCTION DUCTING LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1240-P02 - HIGHWAYS CROUDACE LINK JUNCTION SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1241-P02 - HIGHWAYS CROUDACE LINK JUNCTION MOVA DETECTION PLAN Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1242-P02 - HIGHWAYS CROUDACE LINK JUNCTION DUCTING LAYOUT Sheet 3					
	WMHP-TG-SRWG1-DR-HI-1243-P04 - HIGHWAYS HEATHLANDS ROAD JUNCTION SIGNAL LAYOUT Sheet 1					
	WMHP-TG-SRWG1-DR-HI-1244-P02 - HIGHWAYS HEATHLANDS ROAD JUNCTION MOVA DETECTION PLAN Sheet 2					
	WMHP-TG-SRWG1-DR-HI-1245-P02 - HIGHWAYS HEATHLANDS ROAD JUNCTION DUCTING LAYOUT Sheet 1					
	Finchampstead Road Signalised Crossing Timing Schedule - 19.01.2024 - WMHP-TG-SRWG1-SH-HI-1202-P03					
	Footpath 25 Signalised Crossing Timing Schedule - 19.01.2024 - WMHP-TG-SRWG1-SH-HI-1203-P03					
	Tesco Signalised Crossing Timing Schedule - 19.01.2024 - WMHP-TG-SRWG1-SH-HI-1204-P03					
	Specification Appendix 12/5 - 19.01.2024 - WMHP-TG-SRWG1-SP-HI-1205-P03					
	Detention Basin – Amenity Design - 15.10.2024 - WMHP-TG-SRWG1-RP-HI-0507-P02					
	Specification Appendices - Road Restraint - 19.01.2024 - WMHP-TG-SRWG1-SP-HI-0401-P08					
	WMHP-TG-SRWG1-DR-HI-0038-P05_Highways Alignment_Swept Path Analysis_Sheet 1	04/03/2025				
	WMHP-TG-SRWG1-DR-HI-1105-P06_Highways Kerbs and Footway_Sheet 5					
	WMHP-TG-SRWG1-DR-HI-0001-P07 - Scheme Layout	20/06/2025				
	WMHP-TG-SRWG1-DR-HI-0004-P06 - Land Plan Combined Permanent and Temporary					
	WMHP-TG-SRWG1-DR-HI-0401-P07 - Highways Road Restraints Plan Layout Sheet 1					
	WMHP-TG-SRWG1-DR-HI-0402-P06 - Highways Road Restraints Plan Layout Sheet 2					
	WMHP-TG-SRWG1-DR-HI-0403-P06 - Highways Road Restraints Plan Layout Sheet 3					
	WMHP-TG-SRWG1-DR-HI-0404-P06 - Highways Road Restraints Plan Layout Sheet 4					
	WMHP-TG-SRWG1-DR-HI-0405-P06 - Highways Road Restraints Plan Layout Sheet 5					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0406-P06 - Highways Road Restraints Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0407-P06 - Highways Road Restraints Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-HI-0408-P06 - Highways Road Restraints Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0409-P06 - Highways Road Restraints Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-GE-0601-P07 - Highways Earthworks Plan Layout - Sheet 1 WMHP-TG-SRWG1-DR-GE-0602-P07 - Highways Earthworks Plan Layout - Sheet 2 WMHP-TG-SRWG1-DR-GE-0603-P06 - Highways Earthworks Plan Layout - Sheet 3 WMHP-TG-SRWG1-DR-GE-0604-P06 - Highways Earthworks Plan Layout - Sheet 4 WMHP-TG-SRWG1-DR-GE-0605-P07 - Highways Earthworks Plan Layout - Sheet 5 WMHP-TG-SRWG1-DR-GE-0606-P07 - Highways Earthworks Plan Layout - Sheet 6 WMHP-TG-SRWG1-DR-GE-0607-P07 - Highways Earthworks Plan Layout - Sheet 7 WMHP-TG-SRWG1-DR-GE-0608-P05 - Highways Earthworks Plan Layout - Sheet 8 WMHP-TG-SRWG1-DR-GE-0609-P05 - Highways Earthworks Plan Layout - Sheet 9 WMHP-TG-SRWG1-DR-GE-0610-P05 - Highways Earthworks Cross Sections - Sheet 1 WMHP-TG-SRWG1-DR-GE-0621-P05 - Highways Earthworks Details WMHP-TG-SRWG1-DR-GE-0630-P05 - Highways Earthworks Geotechnical Instrumentation Layout Plan WMHP-TG-SRWG1-DR-GE-0641-P03 - Highways Geotechnical Investigation Plan WMHP-TG-SRWG1-DR-GE-0651-P04 - Highways Geotechnical Investigation Plan WMHP-TG-SRWG1-DR-HI-0701-P08 - Highways Pavement Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0702-P07 - Highways Pavement Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0708-P08 - Highways Pavement Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0709-P05 - Highways Pavement Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-0731-P08 - Highways Surfacing Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0732-P07 - Highways Surfacing Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0738-P07 - Highways Surfacing Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0739-P03 - Highways Surfacing Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-1101-P08 - Highways Kerbs and Footway Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1102-P07 - Highways Kerbs and Footway Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1108-P06 - Highways Kerbs and Footway Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-1109-P06 - Highways Kerbs and Footway Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-HI-1201-P09 - Highways Traffic Signs and Road Markings Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-1202-P07 - Highways Traffic Signs and Road Markings Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-1208-P05 - Highways Traffic Signs and Road Markings Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-1209-P03 - Highways Traffic Signs and Road Markings Plan Layout Sheet 9 Lighting Design Calculations - 17.06.2025 - WMHP-TG-SRWG1-CA-LI-1301-P03					
	WMHP-BB-SRWG1-SK-PM-0312a-P01 - SWDR - Summary of Developer Led Utilities - Sheet 1 of 8 WMHP-BB-SRWG1-SK-PM-0312b-P01 - SWDR - Summary of Developer Led Utilities - Sheet 2 of 8		23/06/2025			

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-BB-SRWG1-SK-PM-0312c-P01 - SWDR - Summary of Developer Led Utilities - Sheet 3 of 8 WMHP-BB-SRWG1-SK-PM-0312d-P01 - SWDR - Summary of Developer Led Utilities - Sheet 4 of 8 WMHP-BB-SRWG1-SK-PM-0312e-P01 - SWDR - Summary of Developer Led Utilities - Sheet 5 of 8 WMHP-BB-SRWG1-SK-PM-0312f-P01 - SWDR - Summary of Developer Led Utilities - Sheet 6 of 8 WMHP-BB-SRWG1-SK-PM-0312g-P01 - SWDR - Summary of Developer Led Utilities - Sheet 7 of 8 WMHP-BB-SRWG1-SK-PM-0312h-P01 - SWDR - Summary of Developer Led Utilities - Sheet 8 of 8 WMHP-BB-SRWG1-SK-PM-0312i-P01 - SWDR - Summary of Developer Led Utilities - Details					
Condition 7	WMHP-TG-SRWG1-DR-SE-4102-P02 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-4506-P02 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 Planning Drawing - Visualisations WMHP-TG-SRWG1-DR-SE-4507-P02 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 Planning Drawing - Visualisations WMHP-TG-SRWG1-DR-LS-3011-P04 - Highway Construction Details (also relates to condition 12)	21/10/2024 17/03/2025	242645	before construction of the bridge commences	<b>Detailed design of the road-bridge over the Emm Brook (see informative 4):</b> these details supersede those submitted under 213441. While it is disappointing that the opportunity has not been taken to provide a high quality design that enhances the Public Open Space in which the bridge is located, the details are acceptable and are approved.	13/08/2025
	WMHP-TG-SRWG1-DR-SE-4103-P06 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-4502-P03 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Planning Drawing - Plan WMHP-TG-SRWG1-DR-SE-4503-P04 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Planning Drawing - Sections WMHP-TG-SRWG1-DR-SE-4505-P03 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference: 3090 Planning Drawing - Visualisations	20/05/2025				
Condition 8	WMHP-TG-SRWG1-DR-SE-4506-P02 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 Planning Drawing - Visualisations WMHP-TG-SRWG1-DR-SE-4507-P02 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 Planning Drawing - Visualisations WMHP-TG-SRWG1-DR-SE-4502-P03 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Planning Drawing - Plan WMHP-TG-SRWG1-DR-SE-4503-P04 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Planning Drawing - Sections WMHP-TG-SRWG1-DR-SE-4505-P03 - SWDR Spine Road Bridge Crossing Emm Brook Structure Reference: 3090 Planning Drawing - Visualisations	22/10/2024 20/05/2025	242645	before construction of the bridge commences	<b>Materials for the Emm Brook road bridge:</b> these details supersede those submitted under 213441 and are approved.	13/08/2025
					<b>Materials for the Emm Brook footbridge:</b> the details submitted in relation to this condition superseded those submitted under application 213441 and have subsequently been withdrawn. A fresh submission will be required before commencement of the footbridge	
Condition 9	Arboricultural Impact Assessment Addendum V1.4, 1 May 2025	30/05/2025	242837	Before commencement of phase	<b>Updated AIA</b> (unless details pursuant to condition 6.s. confirms it is not required): these site wide details superseded those approved for phase 1 under application 213554 and are approved.	13/08/2025

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 10		N/A	213430	no submission required	<b>No removal of retained vegetation without consent:</b> these details have been superseded by the AIA & AMS submitted under applications 213554, 240376 & 242837.	N/A
Condition 11	Arboricultural Method Statement & Tree Protection Plans 19 May 2025 V1.6	20/05/2025	242837	before commencement in phase	<b>Arboricultural Method Statement &amp; Scheme of Works:</b> these site wide details superseded the details submitted under 213554 and approved for phase 1 under application 240376 and are approved.	13/08/2025
Condition 12	WMHP-TG-SRWG1-DR-HI-0303-P04 - HIGHWAYS FENCING PLAN LAYOUT -Sheet 3 WMHP-TG-SRWG1-DR-HI-0304-P04 - HIGHWAYS FENCING PLAN LAYOUT -Sheet 4 WMHP-TG-SRWG1-DR-HI-0305-P06 - HIGHWAYS FENCING PLAN LAYOUT -Sheet 5 WMHP-TG-SRWG1-DR-HI-0306-P06 - HIGHWAYS FENCING PLAN LAYOUT -Sheet 6 WMHP-TG-SRWG1-DR-HI-0307-P06 - HIGHWAYS FENCING PLAN LAYOUT -Sheet 7 WMHP-TG-SRWG1-DR-HI-0321-P06 - Highways Fencing Details Sheet 1 of 2 WMHP-TG-SRWG1-DR-HI-0322-P04 - Highways Fencing Details sheet 2 of 2 WMHP-TG-SRWG1-DR-LS-3010-P04 - Highways Tree Pit Construction Details WMHP-TG-SRWG1-DR-LS-3011-P04 - Highways Construction Details (also relates to condition 7) WMHP-TG-SRWG1-SK-HI-0166-P01 - Consideration for Future Public Right of Way	30/01/2025	250213	before commencement in phase other than enabling works	<b>Landscaping</b> (with specific requirements listed; see informative 5 for 12f) (tree pits): these site wide details supersede those submitted under 213430 & approved for phase 1 under application 240672. They are under consideration and I will contact you once I have received feedback from consultees.	
	WMHP-TG-SRWG1-DR-HI-0302-P08 - Highways Fencing Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0308-P09 - Highways Fencing Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-HI-0309-P07 - Highways Fencing Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-LS-3021-P04 - Highways Riverbank Ecological Enhancements Location Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3022-P04 - Ecological Enhancements Detailed Location Plan 1 Sheet 2 WMHP-TG-SRWG1-DR-LS-3023-P04 - Ecological Enhancements Detailed Location Plan 2 Sheet 3 WMHP-TG-SRWG1-DR-LS-3024-P04 - Ecological Enhancements Sections Sheet 4 WMHP-TG-SRWG1-DR-LS-3025-P04 - Ecological Enhancements Sections Sheet 5 WMHP-TG-SRWG1-DR-LS-3026-P04 - Ecological Enhancements Sections Sheet 6 WMHP-TG-SRWG1-DR-LS-3001-P12 - Highways Soft Landscaping Planting Plan Sheet 1 WMHP-TG-SRWG1-DR-LS-3002-P11 - Highways Soft Landscaping Planting Plan Sheet 2 WMHP-TG-SRWG1-DR-LS-3003-P10 - Highways Soft Landscaping Planting Plan Sheet 3 WMHP-TG-SRWG1-DR-LS-3004-P10 - Highways Soft Landscaping Planting Plan Sheet 4 WMHP-TG-SRWG1-DR-LS-3005-P10 - Highways Soft Landscaping Planting Plan Sheet 5 WMHP-TG-SRWG1-DR-LS-3006-P10 - Highways Soft Landscaping Planting Plan Sheet 6 WMHP-TG-SRWG1-DR-LS-3007-P10 - Highways Soft Landscaping Planting Plan Sheet 7 WMHP-TG-SRWG1-DR-LS-3008-P11 - Highways Soft Landscaping Planting Plan Sheet 8 WMHP-TG-SRWG1-DR-LS-3009-P11 - Highways Soft Landscaping Planting Plan Sheet 9	19/05/2025				
	WMHP-TG-SRWG1-DR-HI-0301-P09 Highways Fencing Plan Layout Sheet 1		04/06/2025			
	4977_LAN_XX_XX_RP_L_1000 Written Landscape Specification P04 (July 2025)		25/07/2025			

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 13	Landscape and Ecological Management Plan July 2025 4977_LAN_XX_XX_RP_L_1001 P05	25/07/2025	250213	Before commencement of phase	<b>Landscape and Ecological Management Plan:</b> these site wide details supersede those submitted under 213430 and are approved for phase 1 under application 240672. They are under consideration and I will contact you once I have received feedback from consultees.	
Condition 14	SWDR Central Section Environmental Statement Addendum for Discharge of Condition 29 April 2025	30/04/2025	250018	before commencement	<b>Assessment of construction impacts/ES Addendum for temporary haul roads, compounds &amp; related enabling works (see informative 8):</b> These site wide details supersede those submitted under 213995 and approved for phase 1 under application 240672 and are approved.	13/08/2025
	Supporting modelling information as submitted to the Environment Agency in relation to the Flood Risk Activity Permit (FRAP)	03/06/2025				
		18/07/2025				
Condition 15	4977_SWDR_Baseline Habitat Maps Baseline Habitat Maps 001 Rev 02, 002 Rev 02 & 003 Rev 02 4977_SWDR_Baseline Watercourse ID Map Rev 02 4977_SWDR_BNG 3.1 Metric_V4-0_15 May 2025 4977_SWDR_Post-Development Habitat Maps 001 Rev 02, 002 Rev 02 & 003 Rev 02	19/05/2025	250213	before commencement other than enabling works	<b>Biodiversity Net Gain</b> (updated calculator and any off-site off-set scheme): these site wide details supersede the details submitted under 213430 and approved for phase 1 under application 240672. They are under consideration and I will contact you once I have received feedback from consultees.	
	4977_South Wokingham Distributor Road Biodiversity Net Gain Report_July 2025 BW_V4-0	25/07/2025				
Condition 16	WMHP-TG-SRWG1-DR-LI-1321-P05 - Highways Lighting Details	21/10/2024	242645	Implementation before any section of road comes into use	<b>Lighting</b> (balancing safety, ecology and amenity): these site wide details supersede those submitted under application 213430 and are approved.	13/08/2025
	Road Lighting Technical Note - 19.05.2025 - WMHP-TG-SRWG1-RP-HI-1301-P02	20/05/2025				
	Specification Appendices 1300 Series–Road Lighting Columns & Brackets, CCTV & Cantilever Masts-19.05.2025 - WHMP-TG-SRWG1-SP-LI-1301-P06					
	Specification Appendices - Lighting Schedule - 19.05.2025 - WMHP-TG-SRWG1-SH-LI-1301-P07					
	WMHP-TG-SRWG1-DR-LI-1301-P07 - Highways Lighting Plan Layout Sheet 1					
	WMHP-TG-SRWG1-DR-LI-1302-P06 - Highways Lighting Plan Layout Sheet 2					
	WMHP-TG-SRWG1-DR-LI-1303-P06 - Highways Lighting Plan Layout Sheet 3					
	WMHP-TG-SRWG1-DR-LI-1304-P06 - Highways Lighting Plan Layout Sheet 4					
	WMHP-TG-SRWG1-DR-LI-1305-P06 - Highways Lighting Plan Layout Sheet 5					
condition 17	WMHP-TG-SRWG1-DR-LI-1306-P06 - Highways Lighting Plan Layout Sheet 6					
	WMHP-TG-SRWG1-DR-LI-1307-P06 - Highways Lighting Plan Layout Sheet 7					
	WMHP-TG-SRWG1-DR-LI-1308-P07 - Highways Lighting Plan Layout Sheet 8					
	Written Scheme of Investigation for Archaeological Evaluation July 2024 Ref 295080.01	23/07/2024	241843	Before commencement	Archaeology: the revised WSI and subsequent reports supersede the details approved under application 213430. The submissions and works to date are acceptable and no further on-site work is required. However, the condition cannot be discharged until the report on the Iron Age archaeology and other strip areas has been submitted.	12/08/2024
	Addendum of Written Scheme of Investigation for Archaeological Evaluation April 2025 295083.01 Issue 2	14/04/2024				13/08/2025
	Risk Assessment and Method Statement for Archaeological Evaluation April 2025 295083.02 Issue 2					
	Written Scheme of Investigation for Archaeological Strip Map and Sample Excavation April 2025 295082.01 Issue 3					
	Archaeological Evaluation Report October 2024	13/06/2025				
	Phase 2 Evaluation, Archaeological Evaluation May 2025					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 18		N/A	N/A	no submission required	FRA implementation in according with phasing pursuant to condition 4:	N/A
Condition 19	Drainage SuDS Coordination Technical Note 23_09_2024 WMHP-TG-SRWG1-RP-HI-0510-P02 MicroDrainage Results 22_01_2024 WMHP-TG-SRWG1-RP-DD-0505-P04	04/10/2024	242531	Before commencement	<b>SuDS strategy</b> (informative 11, having regard to the Wokingham SuDS Strategy, 2017): these site wide details supersede those submitted under 213441 & and approved for phase 1 under application 240376 and are approved	13/08/2025
	Specification Appendices 500 Series Drainage Schedule 13_06_2025 WMHP-TG-SRWG1-SH-DD-0501-P08 Specification Appendices Drainage 13_06_25WMHP-TG-SRWG1-SP-HI-0501-P05	20/06/2025				
Condition 20	WMHP-TG-SRWG1-DR-DD-0521-P05 - Highways Drainage Details Sheet 1 of 3 WMHP-TG-SRWG1-DR-DD-0522-P06 - Highways Drainage Details Sheet 2 of 3 WMHP-TG-SRWG1-DR-DD-0523-P05 - Highways Drainage Details Sheet 3 of 3 WMHP-TG-SRWG1-DR-SE-0585-P03 - CULVERT N - Luckley Brook Structure Reference: 3090 Sheet Piled Wall Capping Beam R.C Details	04/10/2024	242531	Before commencement of phase	<b>SuDS detailed design</b> (informative 11, having regard to the Wokingham SuDS Strategy, 2017): these site wide details supersede those submitted under 213441 and approved for phase 1 under application. They are under consideration and I will contact you once I have received feedback from consultees.	
	WMHP-TG-SRWG1-DR-DD-0501-P08 - Highways Drainage Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-DD-0502-P07 - Highways Drainage Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-DD-0503-P06 - Highways Drainage Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-DD-0504-P06 - Highways Drainage Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-DD-0505-P06 - Highways Drainage Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-DD-0506-P06 - Highways Drainage Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-DD-0507-P06 - Highways Drainage Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-DD-0508-P04 - Highways Drainage Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-DD-0509-P04 - Highways Drainage Plan Layout Sheet 9 WMHP-TG-SRWG1-DR-DD-0525-P01 - Scour Protection Drainage Details WMHP-TG-SRWG1-DR-DD-0527-P02 - Mammal Tunnels Sheet 1 WMHP-TG-SRWG1-DR-DD-0528-P03 - Mammal Tunnels Sheet 2 WMHP-TG-SRWG1-DR-DD-0534-P05 - Culvert Location Plan WMHP-TG-SRWG1-DR-DD-0535-P04 - Pipe Culvert A - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0536-P04 - Pipe Culvert B - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0537-P04 - Highways Drainage Design Culvert F WMHP-TG-SRWG1-DR-DD-0538-P04 - Highways Drainage Design Culvert H WMHP-TG-SRWG1-DR-DD-0565-P03 - Highways Drainage Network 2 Attenuation Basin WMHP-TG-SRWG1-DR-DD-0566-P03 - Highways Drainage Network 3 Attenuation Basin WMHP-TG-SRWG1-DR-DD-0567-P03 - Highways Drainage Network 4 Attenuation Basin WMHP-TG-SRWG1-DR-DD-0568-P03 - Highways Drainage Network 7 Attenuation Basin WMHP-TG-SRWG1-DR-DD-0572-P06 - Highways Drainage Attenuation Details - sheet 2 WMHP-TG-SRWG1-DR-DD-0577-P03 - SANG Typical Sections WMHP-TG-SRWG1-DR-DD-2500-P06 - Thames Water Culvert Bespoke Manhole TWS01 General Arrangement - Sheet 1 WMHP-TG-SRWG1-DR-DD-2501-P05 - Thames Water Culvert Bespoke Manhole TWS01 General Arrangement - SHEET 2 WMHP-TG-SRWG1-DR-SE-0576-P05 - SANG Pipe Culvert K Plan and Details	20/06/2025				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-SE-0581-P07 - Culvert N - Luckley Brook Adjacent to Tesco General Arrangement - Sheet 1 WMHP-TG-SRWG1-DR-SE-0582-P07 - Culvert N - Luckley Brook Adjacent to Tesco General Arrangement - Sheet 2 WMHP-TG-SRWG1-DR-SE-0584-P05 - Culvert N - Luckley Brook Structure Reference: 3090 Sheet Piled Wall WMHP-TG-SRWG1-DR-SE-0587-P05 - Culvert O - Luckley Brook Structure Reference: TBC General Arrangement - Sheet 1 WMHP-TG-SRWG1-DR-SE-0588-P05 - Culvert O - Luckley Brook Structure Reference: Tbc General Arrangement - Sheet 2 WMHP-TG-SRWG1-DR-SE-0590-P04 - SANG Culverts D and E Site Plan WMHP-TG-SRWG1-DR-SE-0591-P06 - SANG Culvert D General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0592-P06 - SANG Culvert D General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0593-P06 - SANG Culvert E General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0594-P06 - SANG Culvert E General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0596-P06 - Culvert C Site Plan WMHP-TG-SRWG1-DR-SE-0597-P07 - Culvert C General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0598-P06 - Culvert C General Arrangement Sheet 2					
Condition 21	Ordinary Watercourse Connection Points Technical Note 17_08_2021 WMHP-TG-SRWG1-TN-DD-0509-P01 Thames Water Bespoke Manhole TWS01 Approval in Principle 25_08_2021 WMHP-TG-SRWG1-RP-SE-2501-P02	04/10/2024	242531	Before commencement	<b>Connections to the drainage system:</b> these site wide details supersede those approved under application 213441 and are approved.	13/08/2025
Condition 22	WMHP-TG-SRWG1-DR-DD-0533-P02 - Highways Exceedance Flow Routing	20/05/2025	242531	Before commencement	<b>Drainage exceedance routes:</b> these site wide details supersede those approved under application 213441 and are approved.	13/08/2025
Condition 23	Surface Water Management Adoption and Maintenance Plan WMHP-TG-SRWG1-RP-DD-0508 P02 23_01_2024	04/10/2024	242531	Before phase is brought into use	Drainage maintenance: these site wide details supersede those submitted under 213441 & approved for phase 1 under application 240672 and are approved.	13/08/2025
Condition 24	Appendix A - Site Safety Tour (including Environmental Inspection) Appendix B - Sensitive Receptors (Built Environment) Appendix C - Sensitive Receptors (Ecological & Hydrological) Appendix D - Balfour Beatty Environmental Policy Appendix K - Green Travel Plan Survey Appendix L - Bulk Delivery Schedule & TM Plans	21/11/2024	242535	Before commencement	<b>CEMP (see informative 10):</b> these site wide details supersede those submitted under 213417 and approved for phase 1 under application 240518 and are approved.	13/08/2025
	Appendix E - SRWG1 CL31 Programme & Construction Phase Plans Sheets 1-8 of 8 & summary programme Appendix M - Construction Methodology for SRWG1 FRAP	12/02/2025				
	Construction Environmental Management Plan (CEMP) 16th Version 3 June 2025 WMHP-BB-SRWG1-PLN-PM-0005 Appendix F - Site Plans submitted 13 June 2025 Appendix G - Archaeology Plan submitted 13 June 2025 Appendix H - Ecology Plans and Reports submitted 13 June 2025 CONFIDENTIAL Appendix J - Arboricultural Method Statement submitted 13 June 2025	13/06/2025				
	A389-092 P012 R4 Earthworks Strategy R4 Temporary Formation Cut & Fill	16/07/2025				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 25	Various: see the original planning permission 192928.	N/A	N/A	no submission required	Hours of work (unless out of hours working requested):	N/A
Condition 26		N/A	N/A	no submission required	Contamination (remediation if contamination is found):	N/A
Condition 27				in accordance with phasing pursuant to condition 4	Off-site highway works at i) Finchampstead Road/Molly Millars Lane (the Western Gateway) in accordance with approved details (see informative 13): the phasing details submitted under 242879 indicate completion June/August 2026.	
					Off-site highway works at ii) Barkham Road/Molly Millars Lane in accordance with approved details: the phasing details submitted under 242879 indicate completion by the SDL Developers prior to the 250th occupation.	
					Off-site highway works iii) Old Wokingham Road/Waterloo Road/Peacock Lane in accordance with approved details: the phasing details submitted under 242879 indicate completion June/July 2026, subject to planning permission.	
Condition 28		26/10/2021	213441	No submission required	Closure of Easthampstead Road south of the SWDR only after turning head and alternative route are available: this condition requires development to take place in a specified order but does not require submission and approval of details. Furthermore, the submitted drawings also relate to other conditions and have since been superseded.	N/A
Condition 29	SWDR Employment Skills Plan 24 February 2025	24/02/2025	243212	Before commencement	<b>Employment and Skills Plan:</b> these details supersede those approved for phase 1 under application 240672 and are approved.	13/08/2025

## Schedule of relevant applications for discharge of conditions of planning permission 192928

Application reference	Approved or current conditions details	Superseded details
213417		3 superseded by 242879 4 (superseded by 240376 & 242879) 24 (superseded by 240518 & 242535)
213430		10 (superseded by 213554, 240376 & 242837) 12 (superseded by 240672 & 250213) 13 & 15 (superseded by 240672 & 250213) 16 (superseded by 242645) 17 (superseded by 241843 & 250925)
213441		5 & 6 (superseded by 240376 & 242838) 7 & 8 (superseded by 242645) 19, 20 & 23 (superseded by 240376 & 242531) 21 & 22 (superseded by 242531) 28 (compliance condition, submitted drawings have since been superseded)
213554		9 (approved for phase 1 but subsequently superseded by 242837) 11 (superseded by 240376 & 242837)
213995		14 (superseded by 240672 & 250018)
240376	4	5 & 6 (approved for phase 1 but subsequently superseded by 242838) 11 (approved for phase 1 but subsequently superseded by 242837) 19 (approved for phase 1 but subsequently superseded by 242531)
240518		24 (approved for phase 1 but subsequently superseded by 242535)
240672		12, 13 & 15 (approved for phase 1 but subsequently superseded by 250213) 14 (approved for phase 1 but subsequently superseded by 250018) 20 & 23 (approved for phase 1 but subsequently superseded by 242531) 29 (approved for phase 1 but subsequently superseded by 243212)
241843	17	
242531	19, 20, 21, 22 & 23	
242535	24	
242645	7, 8 & 16	
242837	9 & 11	
242838	5 & 6	
242879	3 & 4	
243212	29	
250018	14	
250213	12, 13 & 15	
250925	17	