WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

# Application for Approval of Details Reserved by Condition

## Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Old Forest Road

Address Line 1

Old Forest Road, Emmbrook, Wokingham, Borough of Wokingham, England, RG41 1LA, United Kingdom

Address Line 2

Address Line 3

Town/city

Wokingham

Postcode

RG41 1LA

### Description of site location must be completed if postcode is not known:

Easting (x)

479593

Northing (y)

170302

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Oliver.Fairman-Oliver

Surname

Fairman

Company Name

Bellway Homes (Thames Valley) Ltd

### Address

Address line 1

Imperium, Imperial Way

Address line 2

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG2 0TD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

### Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Reference number

251421

Date of decision (date must be pre-application submission)

22/05/2026

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 38. Communications Plan

Has the development already started?

◯ Yes
⊘ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please refer to information submitted

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Oliver Fairman

Date

04/11/2026