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File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/Site Wide/Decision letter Conditions of planning permission 191068 Site Wide 2025_11_17.docx



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By email only m.harris@nexusplanning.co.uk

Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

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.

CONDITIONS REFERENCES 241971, 241972, 241973, 241974, 242459, 242460 & 242461, 250496, 250871 & 251240

I write, further to recent discussions about conditions 49 (car club) and 64 (electricity distribution apparatus, ref 250871). Below is a summary of the current position including reference to the intention to revise the trigger for delivery of the car club and approval of details pursuant to condition 64 (electricity distribution apparatus, ref 250871 SUBJECT TO approval of mitigation of the impact on significant trees.

- Acceptable details have been submitted in relation to conditions 3 (phasing, ref 250496), 4 (masterplan, design code & LDS, ref 241971), 8 (public art strategy, ref 242460), 10 (site wide levels strategy, ref 241972), 18 (SANG Delivery Strategy, ref 251240), 29 (SuDS Strategy, ref 242459), 34 (exceedance routeing, ref 241973), 45 (pedestrian and cycle strategy, ref 241974) and 48 (public transport strategy, ref 242461);
- Details pursuant to condition 64 (electricity distribution apparatus, ref 250871) are also acceptable **SUBJECT TO** approval of mitigation of the impact on significant trees **before any work takes place within 50 metres of T63**, as identified by Arboricultural Method Statement, South Wokingham (Final Rev B) December 2024 Reference 1052383-18;
- The phasing details pursuant to condition 3 and the S106 establish triggers for delivery of the works required by conditions 46 (Footpath 10), 50 (site access), 51 (off-site junction works) and 52 (off-site pedestrian & cycle works) in accordance with approved details. Triggers and approved details (where relevant) are summarised in the attached schedule;

- Condition 49 (car club) currently requires approval before first occupation. However, it has been agreed that this can be revised and I have updated the schedule to refer to the recent correspondence about that; and
- Condition 5 requires approval of design brief before submission of reserved matters for the neighbourhood centre.

Details have now been approved for all conditions requiring approval or submission before or concurrent with first the application pursuant to reserved matters. I refer you to the attached schedule of site wide conditions for more detail on each condition. For completeness schedules of conditions requiring details to be provided at the reserved matters stage, conditions to be discharged in relation to each phase and compliance conditions are also attached.

If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Connor Corrigan
Head of Strategic Development, Place & Growth

cc: Stefania Petrosino, Nexus s.petrosino@nexusplanning.co.uk

Enclosure: Schedule of site wide conditions
Schedule of conditions to be approved for each phase
Schedule of conditions with details to be approved through reserved matters
Schedule of compliance conditions

Schedule of site wide conditions

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 3	South Wokingham Condition 3 Phasing P19-0052_EN_118H June 2025	20/06/2025	250496	before/ concurrent with 1 st RM	Phasing: approved. The document includes a Framework Affordable Housing Scheme which fulfils the requirements of Schedule 1 Part 1 5 of the S106 agreement.	20/06/2025
Condition 4	P22-0345_DE_003_K_003 Site-Wide Illustrative Masterplan	12/02/2025	241971	Before 1 st RM	Detailed, Site-Wide Masterplan, Design Code and Landscape Design Statement (LDS): approved.	13/02/2025
	South Wokingham Design Code February 2025 P19-0052_41G Landscape Design Statement February 2025	13/02/2025				
Condition 5				before neighbourhood centre RM	Design briefs:	
Condition 8	Public Art Strategy January 2025 P19-0052_44C	29/01/2025	242460	before/ concurrent with 1 st RM	Strategy for Delivery of Public Art: approved.	07/02/2025
Condition 10	XTopo_ALL-Layout1-7	26/09/2024	241972	Before 1 st RM	Site Wide Levels Strategy:	07/02/2025
	A389-TN002F Condition 10 Ground and Building Levels 09 January 2024	09/01/2025				
	XTopo_all sheets (key drawing)	20/01/2025				

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 18	Condition 18 SANG Strategy May 2025	23/05/2025	251240	before commencement	a Suitable Alternative Natural Greenspace (SANG) Delivery Strategy: approved.	20/06/2025
Condition 29	Surface Water Drainage and Sustainable Drainage Systems (SuDS) Technical Note 09 January 2025 DA389-TN004E	09/01/2025	242459	before/ concurrent with 1 st RM	SuDS Strategy: approved. Refinements to the attenuation basins and inclusion of other SuDS features as described in the Technical Note and Landscape Design Statement will need to be made through each RM application.	07/02/2025
	A389-001 P14 Site Overview Surface Water Strategy (supersedes the drawing in the Technical Note)	29/01/2025				
Condition 34	A389-TN003E Condition 34 Drainage Exceedance Routes Technical Note 09 January 2024	09/01/2025	241973	Before 1 st RM	Exceedance Flow Routeing Strategy: approved.	07/02/2025
Condition 45	A389-TN005E Condition 45 Pedestrian and Cycle Strategy 11 February 2025	11/01/2025	241974	RM in accordance with approved strategy	Pedestrian and Cycle Strategy: approved.	13/02/2025
Condition 46				in accordance with phasing (year 3)	Wokingham Without Footpath 10 (three metre wide, flexipave):	
Condition 48	Pegasus Group Phase 2b Letter dated 25 June 2024 P19-1525TR_CMR_LD	27/09/2024	242461	before 1 st occupation	Public Transport Strategy: approved.	07/02/2025
Condition 49				before 1 st occupation (to be reviewed)	Car Club: given that the car club is proposed to be delivered alongside the neighbourhood facilities, the council agreed in a letter dated 28 October 2025 that it would be reasonable to review the trigger for its delivery. The trigger is to be formally revised in due course.	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 50 ii)				in accordance with phasing (year 6)	site access from Easthampstead Road/Parcel R7 as identified on Drawing No P18-0963_06Y Framework Plan (see informative 11, to be broadly in accordance with Drawing No P19-1525 A.1. Rev B Proposed access strategy for Easthampstead Road and parcel R7)	
Condition 51 a)				in accordance with phasing (year 2) & S106 (250 th occupation)	Off-site junction works, Barkham Road/Barkham Street:	
Condition 51 b)				in accordance with phasing (year 2) & S106 (250 th occupation)	Off-site junction works, Bearwood Road/Barkham Road:	
Condition 51 c)				in accordance with phasing (year 2) & S106 (250 th occupation)	Off-site junction works, Barkham Road /Molly Millars Lane (see informative 12, to be broadly in accordance with Drawing No P19-1525_013 option 2 Junction 2 Barkham Road Molly Millars Lane proposed mitigation):	
Condition 51d)				in accordance with phasing (year 2) & S106 (250 th occupation)	Off-site junction works, Peacock Lane/Vigar Way (informative 12, to be broadly in accordance with Drawing No. P19-1525_014 Junction 12 Peacock Lane Vigar Way geometries):	
Condition 51 e)	Planning permission 240892 (5 February 2025), as proposed to be amended by S73 application 250870		240892 250870	in accordance with phasing (Year 0)	a new connection through parcel R10 to the application site boundary with R14 as identified on Drawing No P18-0963_191 Framework Plan	05/02/2025

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					providing an alternative to Waterloo Road in advance of it being closed to through traffic	
Condition 52 a (Route H1)				in accordance with phasing (year 2) & S106 (effectively six months from completion of the SWDR/ Easthampstead Road junction)	Off-site pedestrian and cycle provision, Easthampstead Road between the SWDR and the Star Lane level crossing:	
Condition 52 b (Route H2)				in accordance with phasing (year 1) & S106 (first occupation in the neighbourhood Centre, Primary School, parcel R7 or parcel 13 or the first dwelling that relies on the Holme Park SANG based on the SANG Delivery Strategy)	Off-site pedestrian and cycle provision, Easthampstead Road between the SWDR and the junction of Heathlands Road (informative 13, to be broadly in accordance with Drawing No P19-1525-SK011 Rev B Proposed access strategy for Easthampstead Road and parcel R7):	
Condition 52 c (Routes A1 & A2)				in accordance with phasing (year 2) & S106 (effectively six months from	Easthampstead Road north of the junction with Waterloo Road to and including Peach Street (unless superseded by a wider environmental improvement scheme), and the side road junctions of Easthampstead Road with Westcott	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
				completion of the SWDR/ Easthampstead Road junction)	Road, Denton Road, Goodchild Road, Moles Close, Murdoch Road, Southlands Road, Waterloo Road and Starmead Drive:	
Condition 52 d (Route B)				in accordance with phasing (year 5-7 depending on school delivery) & S106 (earliest occupation in the Neighbourhood Centre, Primary School, parcel R4, parcel R5 or Persimmon Parcels C1 or C2)	Off-site pedestrian and cycle provision, north of Wokingham Footpath 17 and the railway (to include street lighting), Gipsy Lane, Langborough Road, Luckley Path (Wokingham Footpath 21), Murdoch Road/Howard Road junction:	
Condition 52 e (Route D, part)				in accordance with phasing (year 1) & S106 (50th occupation in parcels R8, R9, R10 or R11 (combined).	Off-site pedestrian and cycle provision, Waterloo Road, Rances Lane and London Road, including junctions with Seaford Road and Waterloo Crescent (informative 13, to be broadly in accordance with Drawing No P19-1525-A11.E Rev A Walking and cycling strategy improvement schemes Waterloo Road):	
Condition 52 f (Route F)				in accordance with phasing (year 2) & S106 (effectively six months from completion of the SWDR/	Off-site pedestrian and cycle provision, Goodchild Road, Westcott Road and Seaford Road, including junctions with School Road, Orchard Close and London Road (informative 13, to be broadly in accordance with Drawing No P19-1525-A.11.C Walking and cycling strategy Improvement	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
				Easthampstead Road junction)	schemes Goodchild Road Easthampstead Road and Seaford Road):	
Condition 52 g (Route D, part)				in accordance with phasing (year 1) & S106 (50th occupation in parcels R8, R9, R10 or R11 (combined).	Off-site pedestrian and cycle provision, Waterloo Road and Clay Lane:	
Condition 52 h (Route X):				in accordance with phasing (year 4) & S106 (nine months from completion of Peacock Lane roundabout works)	Off-site pedestrian and cycle provision, Waterloo Road and Peacock Lane to Jennets Park, including bus stop infrastructure	
Condition 52 i				in accordance with phasing (year 0)	Off-site pedestrian and cycle provision, Waterloo Road once alternative access has been provided through parcels R10 & R14 as identified on Drawing No P18-0963_06Y Framework Plan;	
Condition 64	Arboricultural Method Statement, South Wokingham (Final Rev B) December 2024 Reference 1052383-18 BTS Property Consultancy letter dated 13 June 2025 Ref LES_CSE0079 Discharge of Condition 64 Scheme for retention and/or reconfiguration of the Electricity Distribution Apparatus Figure 3 - 33kV Route Plan Figure 4 - Phase 0 Route	16/06/2025	250871	before commencement	Scheme for retention and/or reconfiguration of the electricity distribution apparatus: the Scheme will result in the loss of T63, a veteran, TPO oak which is several hundred years old and of both landscape and ecological importance. Its loss could have been avoided if it had been identified as a constraint and given sufficient weight, earlier in the design process: it is unfortunate that neither Kier nor SSE recognised its importance so that it could be accommodated in the design. If it	17/11/2025

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Figure 5 - Phase 1 33kV Diversion Route Figure 6 - Existing ducting in William Heelas Way Figure 7 - HDD Designs William Heelas Way Figure 9 - Phase 2 33kV Diversion Route Figure 10 - SWDR Northern Footway Design Figure 13 - 132kv underground diversion route Figure 15 - Phase 1 - 33kV and 132kV shared trench Figure 16 - Phase 2 - 33 kV Single Trench				were not for the impact on the programme and the wider significant implications of this for the council, we would not be agreeing any works that would be detrimental to this tree. In the circumstances it is reluctantly accepted that the Scheme cannot be revised to allow its successful, long-term retention at this late stage. However, it is essential that harm to T63 and loss of T58 (a category B, TPO oak) is adequately mitigated. Accordingly, the Scheme is approved SUBJECT TO MITIGATION proposals comprising the following being approved before any works take place within 50 metres of T63: i) From recent discussions it is understood that it may be possible to retain T63 in the short term but that the works will accelerate its demise. You will, therefore, need to provide an assessment of the impact on this tree, including an estimate of how long it is likely to be able to be retained (if at all); ii) an AMS for works within 50 metres of T63; iii) a methodology for removal of T63 and deposit of its remains in within the SDL, likely within the Holme Park SANG (ideally the stump and roots should be lifted out as a whole); iv) identification of other oak trees within the SDL, that are suitable for veteranisation and proposals for how this will be implemented (including a timetable for works). These should be trees that are sufficiently robust to withstand the necessary works but not of such visual importance that the works would be detrimental to the landscape and are	

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					likely to be located within existing hedgerows; v) replacement planting comprising approximately 20 trees, of suitable species in open space in the vicinity of the existing tree, which may require an increase in the area of public open space and corresponding reduction in the developable area of parcels R8 and/or R9. vi) Confirmation that the works (in particular ecological protection and mitigation measures) will be implemented in accordance with the approved CEMP for the SWDR (or an alternative CEMP that has first been submitted to and approved in writing by the LPA). vii) A timetable for works including a review before removal of T63 if it is to be delayed and implementation of mitigation. For the avoidance of doubt, a package of mitigation measures will be required regardless of whether the tree is removed immediately or its lifespan reduced, although that may influence what mitigation is proposed. If the tree can be retained in the short term, early mitigation will still be necessary to allow it to establish.	

Schedule of conditions to be approved for each phase (including SANG)

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9				before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14):	
Condition 11				before commencement of phase	Levels details:	
Condition 14				before commencement of phase	AMS:	
Condition 15				before commencement of phase	Landscaping (see informative 23 re play space design):	
Condition 16				before commencement of phase	LEMP:	
Condition 17				Before landscaping of the SANG, north of Ludgrove access	Woodland Management Plan	
Condition 19				before construction of the circular route	AMS for construction of the path through the ancient woodland:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 21				before opening of the SANG	methodology for construction of the pipeline under the ancient woodland:	
Condition 23				before commencement of phase	BNG assessment:	
Condition 25				before commencement of phase	archaeological WSI:	
				before occupation of phase	post investigation assessment:	
condition 31				installed before occupation	surface water drainage (may be limited depending on the level of detail provided under condition 30) (see informative 24 re the Wokingham SuDS Strategy):	
Condition 32				before commencement of phase	connections to the drainage network:	
condition 33				before occupation of phase	water quality treatment:	
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 36				before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security):	
Condition 38				before occupation of non-residential development	hours of operation:	
Condition 39				before non-residential use commences	scheme for control of noise from use and servicing:	
Condition 41				before installation	details of any plant enclosure:	
Condition 44				before commencement of phase	contaminated land assessment & verification report:	
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 59				before use of the SANG commences	temporary SANG access & parking	
Condition 60				before commencement of phase	Highway Construction details	

Schedule of conditions with details to be approved through reserved matters

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 6				RM to include	Secure by Design/Safer Parking principles (see informative 19):	
Condition 7				RM to include	Waste storage (see informatives 16 & 17):	
Condition 12				RM to include	updated AIA	
Condition 20				RM to include	bird & bat boxes:	
Condition 22				RM for R5	demonstrate sufficient separation from the ancient semi-natural woodland to the south	
Condition 24				1st RM to include	i) Overarching External Lighting Strategy	
				RM to include	ii) detailed lighting scheme (iii) to be installed before public realm it illuminates comes into use:	
Condition 27				RM to include	internal space standards	
Condition 30				RM to include	SuDS details (see informative 24 re the Wokingham SuDS Strategy):	
Condition 34 ii) & iii)				RM to include	detailed exceedance flow routing plan based on 24 i) approved strategy	
Condition 40				RM to include	Noise Mitigation Plan	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 42				RM for non-residential buildings to include	odour and noise assessment and details of measures to prevent odour causing a nuisance without detriment to the appearance of the building	
Condition 43				RM for non-residential buildings to include	plant zones:	
Condition 47				RM to include	details of connections to the PRoW network:	
Condition 53				RM to include	Access, visibility splays and tracking	
Condition 55				RM to include	car and motorcycle parking	
Condition 58				RM to include	cycle parking	
Condition 62				RM to include	Electric Vehicle Charging Strategy	
Condition 65				RM to include	Energy Statement	
Condition 66				RM to include	Site Waste Management Plan	

Schedule of compliance conditions

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Timescale for commencement:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 13				no submission required	removal of vegetation:	
Condition 26				no submission required	PD withdrawn:	
Condition 28				no submission required	development in accordance with the FRA:	
Condition 37				no submission required	hours of work (unless exceptions agreed):	
Condition 41				no submission required	plant noise levels:	
Condition 50 i) a)			192928 as amended by 240738	no submission required	Site access from Easthampstead Road/SWDR in accordance with 192928 or alternative approved details. The phasing details pursuant to condition 3 establish that this junction is due to be delivered by WBC, as part of the delivery of the SWDR, during year 0.	

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 50 i) b)			192928 as amended by 240738	no submission required	Site access from Easthampstead Road/Heathlands Road/new Heathlands link road in accordance with 192928 or alternative approved details The phasing details pursuant to condition 3 establish that this junction is due to be delivered by WBC, as part of the delivery of the SWDR, during year 0.	
Condition 54				no submission required	Pedestrian and cycle access to the wider area to in accordance with the phasing details approved pursuant to condition 3 before occupation/use.	
Condition 57				no submission required	removal of PD for conversion of garage sand car ports	
Condition 61				no submission required	removal of PD for gates	
Condition 63				no submission required	emergency water supply to be incorporated	

