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Date: 10 October 2025
My ref: EXC/190900
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2 St Anne's SANG/190900 St Anne's SANG/Conditions/00 tracking and discharge/Decision letter conditions of planning permission 190900 2025_10_10.docx



**WOKINGHAM
BOROUGH COUNCIL**

Matt Harris
Principal Planner
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By email only m.harris@nexusplanning.co.uk

Dear Matt,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND TO THE SOUTH OF ANNE'S MANOR

PLANNING PERMISSION 190900 (FULL PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE OF LAND FROM NIL USE TO D2 FOR PROPOSED SUITABLE ALTERNATIVE GREENSPACE (SANG) WITH ASSOCIATED LANDSCAPING. TO BE READ IN CONJUNCTION WITH APPLICATIONS 190914 & 191068.)

CONDITIONS REFERENCES 233179, 250690, 251343 & 252171

Thank you for the alternative CEMP for the main works delivering At Anne's SANG, which proposes alternative site access arrangements, via St Anne's drive rather than the approved route through Buckhurst Meadows SANG. The alternative CEMP is acceptable and has the significant benefit of avoiding disruption to users of Buckhurst Meadows. Either SANG could be implemented, providing it is implemented in full, once works commence (i.e. it would not be acceptable to apply elements from both documents).

Should the CEMP approved under application 251343 be implemented, it would be necessary to enter into a licence with the council's property team in advance.

We are also aware that there has been a history of unauthorised access to St Anne's SANG, particularly since the footpath works were implemented during 2024 and recommend more robust measures to deter public access while works are taking place.

Below is a summary of the current position, including approval of these alternative details:

- Acceptable details have been submitted in relation to conditions 3 (footpath construction, ref 233179), 4 (earthworks and contouring, ref 233179), conditions 5 (landscaping, 250690), 7 (AMS and SMR, ref 233179), 8 (LEMP, ref 233179), 9 (Public Art, ref 233179), 11 (CEMP, ref 251343 or 252171) & 14 (SuDS scheme, ref 233179): work should be carried out in accordance with the approved details.
- The details to comply with condition 10 (archaeology, ref 233179) are also acceptable and I look forward to receiving the report of the investigation in due course.

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,



Connor Corrigan
Head of Strategic Development – Planning Delivery

Enclosure: schedule of conditions

cc: Maria Sugden, WBC Commercial Property Team
 Simon Bartlam, WBC Countryside Officer Operations

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 3	P23-1666_EN-005 St Anne's SANG Footpath NBS Specification Revision A March 2024	28/03/2024	233179	Before use commences	Construction of the footpath network including a connection into the primary footpath network at Buckhurst Meadows SANG, i) the route of the paths; ii) a specification for the construction of each path type; and iii) a methodology for the construction: the revised details are acceptable and superseded those approved previously.	29/04/2024
	P23-1666_EN_004B-01 Footpath Design (Sheet 1 of 2) P23-1666_EN_004B-02 Footpath Design (Sheet 2 of 2)	21/05/2024				22/05/2024
Condition 4	P19-0052_14 Rev D Suitable Accessible Natural Greenspace Detailed Landscape Plan (approved drawing, within note) P23-1666 PEG XX XX DR C 2000 P2 Earthworks Strategy Plan (within note)	28/12/2023	233179	before relevant works	Earthworks and contouring (in accordance with approved details if take place): approved.	29/04/2024
	Condition 4 Earth Mounding and Contouring Explanatory Note 25 July 2024	14/10/2024				21/10/2024
Condition 5	P23-1666_EN_001D-01 Detailed Soft Landscape Proposals (Sheet 1 of 2) P23-1666_EN_001D-02 Detailed Soft Landscape Proposals (Sheet 2 of 2) P23-1666_EN_002F-01 Detailed Hard Landscape Proposals (Sheet 1 of 2) P23-1666_EN_002F-02 Detailed Hard Landscape Proposals (Sheet 2 of 2)	20/03/2025	250690	Before commencement	Landscaping (see informatives 6 & 10): although Network Rail have not responded to the formal consultation, correspondence included with the application makes clear that they are satisfied with the proposals. Accordingly, the revised details are acceptable and superseded those approved previously under application 233179.	30/04/2025

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	P23-1666_EN_003A Soft Landscaping Details					
Condition 6				no submission required	Retention of vegetation: approved.	N/A
Condition 7	Arboricultural Method Statement May 2024 DPA7044_AMS_Rev5 Arboricultural Site Monitoring Report (SMR) 15 May 2024 DPA-7044-SMR	21/05/2024	233179	before commencement	AMS (see informative 7): the revised details are acceptable and superseded those approved previously.	22/05/2024
Condition 8	Landscape and Ecological Management Plan December 2023 23.0032.0021.F0 Rev. 1 020424	02/04/2024	233179	before commencement	LEMP (see informative 8): approved.	29/04/2024
	Briefing Note Landscape and Ecological Management Plan 25 July 2024	14/10/2024				21/10/2024
Condition 9	P23-1666_EN_006C Public Art Strategy	21/05/2024	233179	Before use commences	Public art (see informative 13): the revised details are acceptable and superseded those approved previously.	22/05/2024
Condition 10	Written Scheme of Investigation Archaeological Watching Brief August 2023 P23-1666	14/10/2024	233179	before commencement	Archaeology: approved.	21/10/2024
Condition 11	DPA-7044-03-REV D SANG Woodland Area (Tree Protection Plan) (also included in the Arboricultural Method Statement) DPA-7044-04-REV D (Eastern SANG Area (Tree Protection Plan) (also included in the Arboricultural Method Statement)	26/04/2024	251343	before commencement	CEMP: the revised details are acceptable and superseded those approved previously, subject to i) The construction access route(s) for the second phase being confirmed in advance; and ii) WBC attendance at the pre-commencement walk-over being agreed in advance and including the ecologist as well as Countryside Services and Highways.	03/05/2024
	Construction Environmental Management Plan Revision I March 2025 P23-1666_TR01	06/06/2025				01/07/2025

Condition of 190900	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Construction Environmental Management Plan September 2025 P23-1666__TRO1	11/09/2025	252171		The alternative CEMP is approved. Either may be implemented but, once works commence, the chosen CEMP must be implemented in its entirety.	10/10/2025
Condition 12			233179	no submission required	Hours of work:	N/A
Condition 13			233179	no submission required	Contamination (if found works should cease and until a remediation strategy has been submitted and approved):	N/A
Condition 14	P19-0052_14 Rev D Suitable Accessible Natural Greenspace Detailed Landscape Plan (approved drawing, within note) P23-1666 PEG XX XX DR C 2000 P2 Earthworks Strategy Plan (within note)	28/12/2023	233179	before commencement	SuDS scheme: approved.	29/04/2024
	Condition 14 Sustainable Drainage Explanatory Note 28 August 2424	14/10/2024				21/10/2024