



**WOKINGHAM
BOROUGH COUNCIL**

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Date: 10 December 2025
My ref: EXC/191068/R11

File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared%20Documents/South%20Wokingham/Phase%202b/191068%20Phase%202b/Conditions/00%20tracking%20&%20discharge/R11/Decision%20letter%20Conditions%20of%20planning%20permission%20191068%20Parcel%20R11%202025_12_10.docx

Gary Du Preez
Planning Co-ordinator, Vistry Housebuilding Thames Valley
550 Oracle Parkway, Thames Valley Park
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Colston Street
BRISTOL, BS1 4UX

By email only Gary.DuPreez@vistry.co.uk
d.sharp@nexusplanning.co.uk

Dear Gary & Dan,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION FOR A MIXED USE DEVELOPMENT OF UP TO 1,434 DWELLINGS & ASSOCIATED INFRASTRUCTURE).

PARCEL R11 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL) CONDITION REFERENCES 250281, 252279 & 252620

Thank you for your recent applications for approval of conditions details relating to parcel R11, Phase 2b of the south Wokingham SDL, references 252279 (condition 9) & 252620 (conditions 11, 14, 16, 23, 25, 31, 32, 44 & 60). I am pleased to provide an update including approval of details pursuant to conditions 9 (materials, reference 252279), 11 (levels, reference 252620), 14 (AMS, reference 252620), 25 (WSI, reference 252279), 31 (surface water drainage, reference 252620) and 32 (connections to the drainage network, reference 252620).

This letter is concerned with conditions relating to parcel R11 only. Site-wide conditions and other parcels are dealt with in separate correspondence. In summary, for R11:

- The details pursuant to conditions 9 (materials, reference 252279), 11 (levels, reference 252620), 14 (AMS, reference 252620), 31 (surface water drainage, reference 252620), 32 (connections to the drainage network, reference 252620), are acceptable;
- The Written Scheme of Investigation (WSI) pursuant to condition 25 (archaeology, reference 252620) is acceptable. Works should be carried out in accordance with the approved WSI with a post investigation assessment to be submitted in due course;

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- The construction site access details submitted pursuant to condition 36 xi) (site construction access) are acceptable. However, this only partially fulfils the requirements of condition 36 (CEMP) and further details require approval before commencement of development within the phase;
- The details pursuant to conditions 16 (LEMP, 252620), 23 (BNG, reference 252620), 44 (contaminated land assessment, reference 252620); 60 (highway construction details, reference 252620) are still under consideration;
- Condition 15 (landscaping) also requires approval of details before commencement of the phase;
- Conditions 33 (water quality treatment), 35 (SuDS Management and Maintenance Plan), 56 (parking management) require implementation in accordance with approved details before occupation of the phase; and
- 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 parcel R11 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
Service Manager – Strategic Development Locations, Planning Delivery

cc: WBC CIL/S106 Team developer.contributions@wokingham.gov.uk
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Enclosure: Schedule of conditions relating to Parcel R11

Schedule of conditions relating to Parcel R11

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 9	P1904.R11.02-R Proposed Materials Layout	11/11/2025	252279	before commencement of phase	Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 14): approved.	10/12/2025
	R11 - Vistry Exterior Materials Schedule dated 19.11.2025	19/11/2025				
	SW R11 - External Materials Examples 22.09.2025 Brick samples: Wienerberger Sienna Red, Ibstock Leicester Red Stock, Forterra Clumber Red Mix, Ibstock Leicester Autumn Multi & Forterra Village Sunglow Tile samples: Cedral Birkdale Blue-Black, Edilians HP20 - Vallee de Chevreuse (brown) & Edilians HP20 - Burnt Red Render samples: Weber chalk & cream	04/12/2025				
Condition 11	7371-MJA-SW-XX-DR-C-001 - PL10 - Proposed Levels Layout A389-R11-RM-401 D Proposed Levels and Contours Sheet 1 A389-R11-RM-402 C Proposed Levels and Contours Sheet 2 P1904.R11.19-D Proposed Ridge Level Layout	28/10/2025	252620	before commencement of phase	Levels details: approved.	10/12/2025
Condition 14	Arboricultural Impact Assessment & Method Statement Rev C 12.09.25 KIER24766aiaams KIER24766-03C Rev C Tree Protection Plan (Sheets 1-3)	28/10/2025	252620	before commencement of phase	AMS: approved.	10/12/2025
Condition 15				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
Condition 16	Landscape and Ecological Management Plan (P25-2506_EN_006B)	28/10/2025	252620	before commencement of phase	LEMP: under consideration.	
Condition 23	South Wokingham R11 Biodiversity Net Gain Design Stage Report FINAL (Rev. 2) 11 July 2025	28/10/2025	252620	before commencement of phase	BNG assessment: under consideration.	
Condition 25	Area 1, South Wokingham SDL Written Scheme of Investigation Issue 1 (11 March 2025)	05/11/2025	252620	before commencement of phase	archaeological WSI: approved	10/12/2025
				before occupation of phase	post investigation assessment:	
condition 31	7371-MJA-SW-XX-DR-C-002 - PL6 - Surface Water Drainage Strategy 7371-MJA-SW-XX-DR-C-003 - PL6 - Surface Water Catchment Plan 7371-MJA-SW-XX-DR-C-004 - PL6 - Surface Water Exceedance Plan A389-R11-RM-101 E General Arrangement Sheet 1 A389-R11-RM-102 D General Arrangement Sheet 2 A389-R11-RM-121 B Longitudinal Sections Sheet 1 A389-R11-RM-122 B Longitudinal Sections Sheet 2 A389-R11-RM-123 B Longitudinal Sections Sheet 3 A389-R11-RM-151 B Basin Sections Sheet 1 A389-R11-RM-152 B Basin Sections Sheet 2 A389-R11-RM-401 D Proposed Levels and Contours Sheet 1 A389-R11-RM-402 C Proposed Levels and Contours Sheet 2 A389-R11-RM-501 D Drainage Layout Sheet 1 A389-R11-RM-502 C Drainage Layout Sheet 2 A389-R11-RM-503 B Exceedance Plan	28/10/2025	252620	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): approved.	10/12/2025

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	A389-R11-RM-504 B Manhole Schedule A389-R11-RM-511 B Drainage Construction Detail Sheet 1 A389-R11-RM-512 B Drainage Construction Detail Sheet 2 A389-R11-RM-513 B Drainage Construction Detail Sheet 3					
Condition 32	As for condition 31 plus: 7371-MJA-SW-XX-DR-C-005 - PL6 - Foul Water Drainage Strategy	28/10/2025	252620	before commencement of phase	connections to the drainage network:	10/12/2025
condition 33				before occupation of phase	water quality treatment:	
Condition 35				before occupation of phase	SuDS Management and Maintenance Plan:	
Condition 36	A389-086 P2 Miller-Kier Section 184 MILL24614-03 Temporary Construction Access	05/02/2025	250281	before commencement of phase	CEMP (lists requirements, see informative 5 re engagement/complaints officer, 6 re consultation with Highways England & 18 re site security): these temporary construction access details, pursuant to part xi of condition 36, are acceptable, subject to the hedgerow being managed as set out in your email. The Landscaping details pursuant to condition 15 will be expected to include reinstatement of the hedgerow once the use of the temporary access has ceased, in line with reserved matters. However, a full CEMP will be required before commencement of development.	06/03/2025
	A389-093 P1 Miller Section 184 Email dated 5 March 2025 setting out approach to hedgerow management to achieve visibility at the access.	12/02/2025				
Condition 41				before installation	details of any plant enclosure:	

Schedule of conditions
 Parcel R11 of Land at Phase 2B of the South Wokingham Strategy Development Location (SDL)
 Decision letter Conditions of planning permission 191068 Parcel R11 2025_12_10

Condition of 191068	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 44	Ground Investigation Report (GE2019-GIRv3.0-JUL22)	28/10/2025	252620	before commencement of phase	contaminated land assessment & verification report: under consideration.	
Condition 56				before occupation of phase	Parking Management Strategy	
Condition 60	7371-MJA-SW-XX-DR-C-006 - PL9 - Highway General Arrangement 7371-MJA-SW-XX-DR-C-007 - PL7 - Highway Adoption Plan 7371-MJA-SW-XX-DR-C-008 - PL7 - Surfacing Plan These (blue) also relate to conditions 31 & 32 A389-R11-RM-101 E General Arrangement Sheet 1 A389-R11-RM-102 D General Arrangement Sheet 2 A389-R11-RM-121 B Longitudinal Sections Sheet 1 A389-R11-RM-122 B Longitudinal Sections Sheet 2 A389-R11-RM-123 B Longitudinal Sections Sheet 3 A389-R11-RM-701 D Materials Plan Sheet 1 A389-R11-RM-702 C Materials Plan Sheet 2 A389-R11-RM-711 A Highway Construction Detail Sheet 1 A389-R11-RM-712 A Highway Construction Detail Sheet 2 A389-R11-RM-1201 C Road Signs and Markings Plan	28/10/2025	252620	before commencement of phase	Highway Construction details: under consideration.	