

Date: 28th of August 2025
Application: 243181



WOKINGHAM
BOROUGH COUNCIL

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Dear Mrs Nicky Brock,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232833**

Application Number: 243181

Applicant Name: Mr Steve Wetherall

Site Address: Land South Of Cutbush Lane East, Shinfield, RG6 4AH

Proposal: Application for submission of details to comply with the following conditions of planning consent 232833 dated 05/09/2024. Condition 8 relates to the haul road; 9 to a signage audit; 11 to details of roads and footways; 22 to details of soft and hard landscaping; 25(a) to a programme of archaeological work (part discharge), and 30 to an ecological mitigation strategy.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 8, 9, 11, 22, 25 and 30 (part discharge part A only). These conditions are discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in blue ink, appearing to be 'Ce'.

Connor Corrigan
Head of Strategic Development

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 8 – Haul Road	• TW1870.01-Rev 2 Haul Road Design 28.2.24 • TW1870-BPL-00XX-DR-C-0011 Rev P2 Haul Road Kerb and Surfacing • TW1870-BPL-00XX-DR-C-0012 Rev P3 Haul Road Construction Details • TW1870-BPL-00XX-DR-C-0014 Rev P2 Haul Road Long Section and Cross Section • TW1870-BPL-00XX-DR-C-0017 Rev P2 Haul Road Setting Out • TW1870-BPL-00XX-DR-C-0018 Rev P2 Haul Road Setting Out Table • 120-TVSP-DRW-TPP-FP-02-SW 290425 – Overview • 120-TVSP-DRW-TPP-FP-02-SW 290425 – Plan 1 • 120-TVSP-DRW-TPP-FP-02-SW 290425 – Plan 2 • 120-TVSP-DRW-TPP-FP-02-SW 290425 – Plan 3 • 120-TVSP-DRW-TPP-FP-02-SW 290425 – Plan 4	10 th April 2025 7 th May 2025	Details acceptable please note any ongoing requirements of the condition
Condition No. 9 – Sign Audit	Technical Note by ALP ref. A418-R006/A, dated 27 November 2024	20 December 2024	Details acceptable please note any ongoing requirements of the condition
Condition No.11 – Construction roads and footways	• RD001-RAM-XX-00-DR-C-0101 P06 Surface Water Drainage Sheet 1 • RD001-RAM-XX-00-DR-C-0102 P06 Surface Water Drainage Sheet 2 • RD001-RAM-XX-00-DR-C-0201 P05 Surface Water	20 December 2024 and 07 th May 2025 and 18 th June 2025	Details acceptable please note any ongoing requirements of the condition

Condition	Plan Number/Report Details	Date Received	Comments
	Manhole Schedule • RD001-RAM-XX-00-DR-C-0401 P04 Typical Drainage Details - Sheet 1 • RD001-RAM-XX-00-DR-C-0402 P06 Typical Drainage Details - Sheet 2 • RD001-RAM-XX-00-DR-C-0403 P04 Typical Drainage Details - Sheet 3 • RD001-RAM-XX-00-DR-C-0404 P04 Typical Drainage Details - Sheet 4 • RD001-RAM-XX-00-DR-C-0405 P04 Typical Drainage Details - Sheet 5 • RD001-RAM-XX-00-DR-C-0701 P04 Construction Areas Plan Sheet 1 • RD001-RAM-XX-00-DR-C-0702 P04 Construction Areas Plan Sheet 2 • RD001-RAM-XX-00-DR-C-0751 P05 Paving and Kerb Details • RD001-FCB-XX-XX-DR-L-1301 P04 General Arrangement Section 1 - Arrival court and natural pond • RD001-FCB-XX-XX-DR-L-1302 P04 General Arrangement Section 2- Staff car park • • RD001-FCB-XX-XX-DR-L-1303 P04 General Arrangement Sections 3 & 4 - Service road and swale • • RD001-FCB-XX-XX-DR-L-1304 P04 General Arrangement Section 5 - Service road and swaleRD001-FCB-XX-XX- DR-L-1305 P04 General		

Condition	Plan Number/Report Details	Date Received	Comments
	Arrangement Section 6 - Service yard and South garden • RD001-FCB-XX-XX-DR-L-1306 P04 General Arrangement Section 7 – Arrivals Court • RD001-FCB-XX-XX-DR-L-1307 P04 General Arrangement Sections 8, 9 & 10- West Road • • RD001-FCB-XX-XX-DR-L-1308 P03 General Arrangement Sections 11- West Road • RD001-FCB-XX-XX-DR-L-2101 P05 Site Wide Public Realm Drainage & Levels Plan 1/2 • RD001-FCB-XX-XX-DR-L-2102 P05 Site Wide Public Realm Drainage & Levels Plan 2/2 • RD001-FCB-XX-XX-DR-L-3101 P05 Site Wide Public Realm Hardworks - Paving, Furniture and Lighting Plan 1/2 • RD001-FCB-XX-XX-DR-L-3102 P05 Site Wide Public Realm Hardworks - Paving, Furniture and Lighting Plan 2/2 • RD001-FCB-XX-XX-DR-L-1001 P06 Site Wide Public Realm Annotation Legend Hardworks • RD001-FCB-XX-XX-DR-L-1002 P05 Site Wide Public Realm Annotation Legend Softworks • RD001-FCB-XX-XX-DR-L-1003 P06 Site Wide Public Realm Annotation Legend Section & Details		

Condition	Plan Number/Report Details	Date Received	Comments
	RD001-FCB-XX-XX-SA-L-9001 06 Specification for Hard and Soft Landscape Works		
Condition No. 22 - Details of soft and hard landscaping	- RD001-FCB-XX-XX-DR-L-3301 P03 Hardwork Details Design Intent Inlet and Outlet Drainage - RD001-FCB-XX-XX-DR-L-4101 P04 Site Wide Public Realm Soiling Plan 1/2 - RD001-FCB-XX-XX-DR-L-4102 P04 Site Wide Public Realm Soiling Plan 2/2 - RD001-FCB-XX-XX-DR-L-4501 P04 Softwork Detail 1/2 Typical Tree Pit - RD001-FCB-XX-XX-DR-L-4502 P04 Softwork Detail 2/2 Typical Tree Pit - RD001-FCB-XX-XX-DR-L-4504 P04 Softwork Detail Typical Soil Profile Pond and Swale - RD001-FCB-XX-XX-DR-L-5101 P04 Site Wide Public Realm Softwork – Existing Trees Retention and Removal Plan - RD001-FCB-XX-XX-DR-L-5102 P04 Site Wide Public Realm Softwork – Tree Planting Plan 1/1 - RD001-FCB-XX-XX-DR-L-5103 P04 Site Wide Public Realm Softwork – Tree Planting Plan 1/2 - RD001-FCB-XX-XX-DR-L-5104 P04 Site Wide Public Realm Softwork – Planting Beds Plan 1/2 - RD001-FCB-XX-XX-DR-L-5105 P04 Site Wide Public Realm Softwork – Planting Beds Plan 2/2	18 th June 2025 30 th July /2025	

Condition	Plan Number/Report Details	Date Received	Comments
	• RD001-FCB-XX-XX-SP-L-9010 P02 Landscape Management Plan • RD001-FCB-XX-XX-SH-L-5000 P04 Plant Schedule • RD001-FCB-XX-XX-DR-L-1301 P04 General Arrangement Section 1 - Arrival court and natural pond • RD001-FCB-XX-XX-DR-L-1302 P04 General Arrangement Section 2- Staff car park • RD001-FCB-XX-XX-DR-L-1303 P04 General Arrangement Sections 3 & 4 - Service road and swale • RD001-FCB-XX-XX-DR-L-1304 P04 General Arrangement Section 5 - Service road and swale • RD001-FCB-XX-XX-DR-L-1305 P04 General Arrangement Section 6 - Service yard and South garden • RD001-FCB-XX-XX-DR-L-1306 P04 General Arrangement Section 7 – Arrivals Court • RD001-FCB-XX-XX-DR-L-1307 P04 General Arrangement Sections 8, 9 & 10- West Road • RD001-FCB-XX-XX-DR-L-1308 P03 General Arrangement Sections 11- West Road • RD001-FCB-XX-XX-DR-L-2101 P05 Site Wide Public Realm Drainage & Levels Plan 1/2 • RD001-FCB-XX-XX-DR-L-2102 P05 Site Wide Public Realm Drainage & Levels		

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	Plan 2/2 • RD001-FCB-XX-XX-DR-L-3101 P05 Site Wide Public Realm Hardworks - Paving, Furniture and Lighting Plan 1/2 • RD001-FCB-XX-XX-DR-L-3102 P05 Site Wide Public Realm Hardworks - Paving, Furniture and Lighting Plan 2/2 • RD001-FCB-XX-XX-DR-L-1001 P06 Site Wide Public Realm Annotation Legend Hardworks • RD001-FCB-XX-XX-DR-L-1002 P05 Site Wide Public Realm Annotation Legend Softworks • RD001-FCB-XX-XX-DR-L-1003 P06 Site Wide Public Realm Annotation Legend Section & Details • RD001-FCB-XX-XX-SA-L-9001 06 Specification for Hard and Soft Landscape Works • RD001-FCB-XX-XX-SA-L-9001 02 RUBA Stage 4 Landscape Architecture Landscape Samples		
Condition No.25 - Archaeology	Wessex Archaeology, Written Scheme of Investigation for Plot A TVSP, dated May 24, Document ref 269872.02 and email dated 1.5.24 from Linden Ellicott of Berkshire Archaeology	20 December 2024	Details acceptable for part A please note any ongoing requirements of the condition and part B requires further details to be submitted at the appropriate stage
Condition No.30 – Ecology	Information to Discharge Planning Condition 30 of Planning Consent 232833 Note	20 December 2024	Details acceptable please note any

Condition	Plan Number/Report Details	Date Received	Comments
Mitigation Strategy	by EPR dated 18.12.24.		ongoing requirements of the condition