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Date: 17th July 2026



**WOKINGHAM
BOROUGH COUNCIL**

Mr Jehad Chowdhury
Croudace Homes

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Dear Jehad,

SITE ADDRESS: LAND AT BRIDGE FARM, NEW BATH ROAD, TWYFORD

**PROPOSAL: APPLICATION FOR SUBMISSION OF DETAILS TO COMPLY WITH
CONDITIONS OF PLANNING CONSENT 212720 DATED 05/07/2023.**

CONDITIONS APPLICATION REFERENCES 252130; 260271; 260304; 261322;

Thank you for your application for approval of details submitted pursuant to conditions 12, 21, 35, and 44 of planning permission 212720 dated 5th July 2023 submitted under the above discharge of conditions application references.

Please accept this letter as confirmation of the approval of details submitted pursuant to the following conditions: 12 (Levels – Phase 1 only); 21 (Aged and Veteran Tree Strategy); 35 (EVC Details – site wide); 44 (Emergency Water Supplies – site wide)

Details of the documents and drawings approved under these conditions are listed in the accompanying schedule.

This provides a brief overview of the current position regarding conditions relating to Phase 1 only and I refer you to the schedule below for more detailed comments on each condition.

If you have any queries, please contact the case officer, Sophie Morris.

Yours sincerely,

Connor Corrigan
Head of Strategic Development, Planning Delivery

Enclosure: Schedule of conditions

Schedule of conditions relating to 212720

Condition	Condition	Application ref	Comments	Approved
1 – Approved Plans	Compliance			
2 – Dwellings limit	Compliance			
3 – Phasing	Pre-comm	252130	Pending consideration – further detail needed as discussed and noted on conditions tracker	
4 – RM Submission timescale	Compliance	243124		20.06.2025
5 – PD rights removed	Compliance			
6 – PD rights removed	Compliance			
7 – CEMP	Pre-comm	252130	Pending consideration/additional information requested as per email correspondence/conditions tracker	
8 – Construction Vehicles	Pre-comm	252130	Plan submitted 21/05/26	
9 – Hours of work	Compliance			
10 – Design code	Pre-RM submission	243209		06.06.2025
11 – Materials samples	Pre-FFL	261418	Pending consideration	
12 – Levels Approved details: 703-030 Rev D Phase 1 Engineering Layout Levels	Pre-comm	261322	Approved Note comment made by Trees and Landscaping Officer in relation to condition 20 and level changes within RPA's of existing trees	17.07.2026
13 – Lighting for light sensitive species	Pre-comm	261323	WBC Ecology considers details to be acceptable Refer to WBC Trees and landscaping comments around lighting conflicts with retained trees	
14 – Highway Construction Details	Pre-comm	260304	Pending consideration – WBC to revert	
15 – Landscape Design Statement	With RM	243124		
16 – Landscaping	Pre-comm	260271	Pending consideration – refer to consultee comments and conditions tracker	

17 – LEMP	With RM		Submitted LEMP was not approved as part of RM	
18 – Arboricultural Impact Assessment	With RM		Updated AIA submitted under RM condition	
19 – Retention of Trees and Shrubs	Compliance			
20 – Protection of Trees	Pre-comm	261323	Pending consideration – Refer to WBC Trees and Landscape comments	
21 – Aged and Veteran Tree Strategy Approved details: Arboricultural Technical Note – Condition 21 – Aged and Veteran Tree Strategy dated 21 st May 2026	Pre-comm	260271		17.07.2026
22 – Details of boundary walls and fences	Pre-FFL	260271	Pending consideration – Refer to WBC Trees and Landscape comments	
23 – Ecological Permeability	With RM			
24 – Species Specific Enhancements	Pre-comm	260271	WBC Ecology satisfied with details WBC Trees and Landscaping comments to address on landscaping plans	
25 – Flood Risk and Drainage	Compliance			
26 – Surface Water Drainage Strategy	Pre-comm	260271	Drainage strategy drawing indicates underground attenuation crates in an area of Public Open Space in the south of the site which the Council is due to adopt. This issue will need to be discussed and resolved. WBC will not adopt an area of POS with below ground attenuation crates.	
27 – Surface Water Drainage	Compliance			
28 – Exceedance Flow Route	Pre-comm	260271	WBC Drainage officer considered exceedance flow route plan to be acceptable, however, it shows an underground attenuation crate on the drawing which WBC will not accept.	
29 – Overland Flow	Compliance			
30 – Vehicular access on to New Bath Road	Pre-comm	252130	Pending consideration – awaiting confirmation from WBC S.278 team that submitted plans align with those which have received technical approval	
31 – Walking and Cycling Strategy	With RM			

32 – Garages and car ports to be retained	Compliance			
33 – Details of car and motorcycle parking	With RM			
34 – Cycle parking	With RM			
35 – Electric Vehicle Charging Approved details: DES-703-106-4 - Parking Layout and EV Charging EVED-V01-R0 EVO Data Sheet	Pre-comm	252130		17.07.2026
36 – Parking Management Strategy	Pre-first occupation			
37 – Speed Limit reduction measures	Pre-comm	252130	Pending consideration - WBC Highways to revert	
38 – Contamination – scheme of remediation	Pre-comm	260304	Pending consideration. Please refer to Thames Water's consultation response, which requests a meeting with the applicant to discuss Conditions 47 and 48. These conditions relate to the same submission document that has been provided in support of Condition 38	
39 – Foundation design methods	Compliance			
40 – Noise assessment	With RM			
41 – Sustainability and energy efficiency	With RM			
42 – Broadband or similar technology connections	Compliance			
43 – Rainwater collection	Compliance			
44 – Emergency Water supplies Approved details: 703-SRV-02 Service Layout Plan Water Infrastructure	Pre-comm	260304	RBFRS requested condition 44 at the outline stage. Their response to the submitted conditions detail advised they had no comment to make under the submission. WBC therefore consider it reasonable to approve the submitted details.	17.07.2026
45 – Water supply infrastructure	Pre-occupation			
46 – No Construction within 5m of water main	Compliance	252694	Refer to consultation response from Thames Water	
47 - No piling unless approved piling method statement	Pre-piling work	260304	Refer to consultation response from Thames Water	

48 – Phase II Contaminated land risk assessment	Pre-comm	260304	Refer to consultation response from Thames Water	
49 – Source Protection Strategy	Pre-comm	252694	Refer to consultation responses from Thames Water and Environment Agency – meeting with applicant required to discuss	
50 – Archaeological Investigation	Pre-comm	251061	Part 1 of condition approved 16/07/25	
51 – Secured by Design	With RM			
52 – Communications Plan	Pre-comm	252130	Further details required – refer to comments in conditions tracker	
53 – Air Quality	With RM			