

Date: 23 February 2026
Application: 252255



**WOKINGHAM
BOROUGH COUNCIL**

Mr Alex King
Mission Town Planning
Towngate House
2-8 Parkstone Road
Poole
BH15 2PW

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Alex King,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 231351**

Application Number: 252255

Applicant Name: Mr T Duck

Site Address: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Proposal: Application for submission of details to comply with the following condition of planning approval 231351 dated 12.11.2024. Condition 3 relates to materials, 4 to ground and building levels, 6 to construction management, 9 to landscape details (large scale), 11 to protection of existing trees, 12 to landscape management plan, 13 to earth mounding and contouring, 14 to hedgerows, 15 to contamination, 17 to cycle parking, 18 to details of car and motorcycle parking, 19 to parking management, 20 to vehicle turning, 21 to construction access, 22 to access, 25 to travel plan, 26 to walking and cycling strategy, 27 to LEMP, 28 to ecological permeability, 29 to details of boundary walls and fences, 30 to noise impact assessment, 31 to odour extraction details, 32 to drainage, 35 to BREEAM compliance, 37 to communications plan, 42 to bat Licence.

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 3 (Materials), 4 (Levels), 6 (CMP), 9 (Landscaping), 11 (Protection of Existing Trees), 12 (LMP), 13 (Earth Mounding and Contouring), 14 (Hedgerows), 15 (Contamination), 17 (Cycle Parking), 18 (Parking), 19 (Parking Management), 20 (Vehicle Turning), 21 (Construction Access), 22 (Access), 25 (Travel Plan), 26 (Walking and Cycling), 27 (LEMP), 28 (Ecological Permeability), 29 (Boundary Treatments), 30 (Noise

Assessment), 31 (Odour Extraction), 32 (Drainage), 35 (BREEAM Compliance), 37 (Communications Plan) and 42 (Bat Licence).

Yours sincerely,

Development Management & Compliance

Authorised by: *MC*
24.02.2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	Proposed Elevations - Sheets 1 and 2.	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No. 4	25047-ARC-XX-XX-DR-D-6000 P4 - PROPOSED LEVELS 25047-ARC-XX-XX-DR-D-6300 P4 - EXTERNAL WORKS GA 25047-ARC-XX-XX-DR-D-6301 P3 - EXTERNAL WORKS CONSTRUCTION DETAILS SHEET 1 25047-ARC-XX-XX-DR-D-6302 P3 - EXTERNAL WORKS CONSTRUCTION DETAILS SHEET 2 Topographical Survey 7552Rev0TopoSc200A0 Sheet 1 Topographical Survey 7552Rev0TopoSc200A0 Sheet 2 B01-11 - 07_A - Site Sections.pdf	22 September 2025 and 20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No. 6	LB Wokingham - CMP version 5	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No. 9	Landscaping GA - m464-IJLA-VV-00-DR-L-100revP7	20 February 2026	The detail submitted pursuant to the condition is acceptable. The

Condition	Plan Number/Report Details	Date Received	Comments
	Landscaping Plan - m464-IJLA-VV-00-DR-L-201revP6 Landscaping Plan - m464-IJLA-VV-00-DR-L-202revP6 Landscaping Plan - m464-IJLA-VV-00-DR-L-203revP7 Landscaping Plan - m464-IJLA-VV-00-DR-L-204revP4 Landscaping Plan - m464-IJLA-VV-00-DR-L-205revP5 Visuals - m464_Evendons_Lane_precedent_images_260212		development is to be carried out in accordance with the approved details.
Condition No.11	MW.2503.ELW.AIA.RevA	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.12	Landscape Management Plan - m464-IJLA-VV-00-SPE-L-020revP1 Landscape Management and Maintenance	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.13	25047-ARC-XX-XX-DR-D-6001 P3 - CUT AND FILL	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.14	PEG602-19D - Evendons Ln – Hedgerow PEG602-08D_171 Evendons Lane, Wokingham_SBM_Issue	20 February 2026	Whilst this condition was applied to inform the reserved matters, details pursuant to it and acceptable and the requirement of the condition has been met. Therefore, the detail

Condition	Plan Details	Number/Report	Date Received	Comments
				submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.15	25-02-04 FINAL Wokingham Draft Ground Investigation Report		30 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.17	Transport Statement Part 1 – I-Transport - DF/AI/ITB200802-001B R		22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.18	Travel Plan Part 5 – I-Transport - DF/AI/ITB200802-002B R		22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.19	Travel Plan Part 1 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 2 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 3 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 4 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 5 – I-Transport - DF/AI/ITB200802-002B R		22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition	Transport Statement Part 1 -		22	The detail submitted

Condition	Plan Number/Report Details	Date Received	Comments
No.20	I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 2 I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 3 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 4 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 5 - I-Transport - DF/AI/ITB200802-001B R	September 2025	pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.21	LB Wokingham - CMP version 5	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.22	Transport Statement Part 1 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 2 I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 3 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 4 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 5 - I-Transport - DF/AI/ITB200802-001B R	22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.25	Travel Plan Part 1 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 2 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 3 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 4 – I-Transport - DF/AI/ITB200802-002B R Travel Plan Part 5 – I-Transport - DF/AI/ITB200802-002B R	22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.26	Transport Statement Part 1 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 2 I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 3 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 4 - I-Transport - DF/AI/ITB200802-001B R Transport Statement Part 5 - I-Transport - DF/AI/ITB200802-001B R	22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.27	PEG602-12E - 171 Evendons Lane, Wokingham - LEMP	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.28	PEG602-20E - Evendons Ln_Permability	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.29	Landscaping GA - m464-IJLA-VV-00-DR-L-100revP7 Landscaping Plan - m464-IJLA-VV-00-DR-L-201revP6 Landscaping Plan - m464-IJLA-VV-00-DR-L-202revP6 Landscaping Plan - m464-IJLA-VV-00-DR-L-203revP7 Landscaping Plan - m464-IJLA-VV-00-DR-L-204revP4 Landscaping Plan - m464-IJLA-VV-00-DR-L-205revP5 Visuals - m464_Evendons_Lane_precedent_images_260212	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.30	7967_001R_2-0_JE - Acoustic	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.31	1678-PS-001 Rev P02_Wokingham_Ventilation Statement	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.32	25047 - DRAINAGE STRATEGY REPORT - P2 25047-ARC-XX-XX-DR-D-	20 February 2026	The detail submitted pursuant to the condition is acceptable. The development is to be

Condition	Plan Number/Report Details	Date Received	Comments
	5000 P4 - DRAINAGE GENERAL ARRANGEMENT 25047-ARC-XX-XX-DR-D-5002 P4 - FLOOD EXCEEDANCE ROUTES 25047-ARC-XX-XX-DR-D-5003 P4 - DRAINAGE MANHOLE SCHEDULES 25047-ARC-XX-XX-DR-D-5100 P5 - DETENTION BASIN 25047-ARC-XX-XX-DR-D-5101 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 1 25047-ARC-XX-XX-DR-D-5102 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 2 25047-ARC-XX-XX-DR-D-5103 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 3		carried out in accordance with the approved details.
Condition No.35	1678-BREEAM Rev P01_Wokingham_BREEAM Pre-Assessment Report	22 September 2025	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition No.37	Communication Plan - MTP-CE-190925	30 September 2026	The detail submitted pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.
Condition	Bat License NE	11	The detail submitted

Condition	Plan Details	Number/Report	Date Received	Comments
No.42			November 2025	pursuant to the condition is acceptable. The development is to be carried out in accordance with the approved details.