



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Jones

Company Name

Wokingham Borough Council

Address

Address line 1

Civic Offices

Address line 2

Shute End

Address line 3

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG40 1BN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Edmonds

Company Name

Wates Residential

Address

Address line 1

Unit 8 Elmwood

Address line 2

Chineham Business Park

Address line 3

Town/City

Basingstoke

County

Country

United Kingdom

Postcode

RG24 8WQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application to vary conditions 2 (approved plans), 24 (affordable housing), 28 (landscape management) and 35 (planning obligations) of planning consent 202133 (full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage). The application seeks to introduce variation to the design of the approved scheme.

Reference number

222001

Date of decision (date must be pre-application submission)

08/12/2022

Please state the condition number(s) to which this application relates

Condition number(s)

13, 17, 19 and 20.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/09/2022

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 13 - Highway Construction Details:

330510523-STN-ZZ-00-DR-D-1053-P02 S278 and S38 Layout Plan
330510523-STN-ZZ-00-DR-D-1550-P01 Drainage Design
330510523-STN-ZZ-00-DR-D-1500-P01 Levels Design
330510523-STN-ZZ-00-DR-D-1060-P01 Proposed Kerbing and Surfaces
330510523-STN-ZZ-00-DR-D-7501-P01 Highway Construction Details
330510523-STN-ZZ-00-DR-D-9000-P01 Swept Path Analysis Large Car (2006)
330510523-STN-ZZ-00-DR-D-9002-P01 Swept Path Analysis 7.5t Panel Van
330510523-STN-ZZ-00-DR-D-9004-P01 Swept Path Analysis SWP Collection Sheet 1 of 2
330510523-STN-ZZ-00-DR-D-9006-P01 Swept Path Analysis SWP Collection Sheet 2 of 2

Condition 17 - Electric Vehicle Charging

700399-DBL-SW-00-DR-E-6000-P01 Site Wide Electric Vehicle Charging Layout

Condition 19 - External Lighting

330510523-STN-ZZ-00-DR-D-1300-P01 Proposed Street Lighting
330510523_1300_Phase 2B_P01-Lighting Reality

Condition 20 - Visibility Splays

330510523-STN-ZZ-00-DR-D-1051-P01 Visibility Splays

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/01/2025

Details of the pre-application advice received

During an online meeting with [REDACTED] it was agreed that similar information could be issued to that submitted for Phase 2A. These documents have been cross-referenced and the equivalent for this phase have been uploaded.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Christopher Edmonds

Date

09/06/2025

Amendments Summary

I have amended the 'Description of Proposal' section to refer to the exact conditions associated with this application only. These are conditions 13, 17, 19 and 20.