



**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)

26, 27, 30 and 31.

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 26 - Hard and Soft Landscape Plans

Typical Boundary Treatment Details 700399-APA-ZZ-XX-DR-L-1405 Rev P04

Typical Tree Pit Details adjacent to footway and services 700399-APA-ZZXX-DR-L-1404 Rev P03

Typical Tree Pit Details in soft landscape & basin 700399-APA-ZZ-XX-DR-L1403 Rev P03

Illustrative Landscape Masterplan 700399-APA-ZZ-XX-DR-L-0320 Rev P09

Detailed General Arrangement Plans 700399-APA-ZZ-XX-DR-L-0322 Rev P03

Detailed Planting Plans 700399-APA-ZZ-XX-DR-L-0323 Rev P01

Tree Pit Plan 700399-APA-ZZ-XX-DR-L-1410 Rev P01

Condition 27 - Boundary Treatments

700399-KKL-SW-00-DR-A-0202 Rev P05 Site Plan (Phase 2B+C)

330510523-STN-ZZ-00-DR-D-1500-P01 Levels Design

Typical Boundary Treatment Details 700399-APA-ZZ-XX-DR-L-1405 Rev P04

Condition 30 - Protection of Trees

Arboricultural Impact Assessment March 2020 Aecom

Tree Protection Plan August 2022 Wokingham Borough Council

330510523-STN-ZZ-00-DR-D-1500-P01 Levels Design

Barrell Tree Manual for Managing Trees Rev V3

Condition 31 - Earth Mounding and Contouring

330510523-STN-ZZ-00-DR-D-1501-P01 Isopachytes

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 show only the condition numbers associated with this application. These are 26, 27, 30 and 31.