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Your Ref: 241933
Our Ref: LIGH0003
Date: 7 August 2024

Planning Services
Wokingham Borough Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

APPLICATION REF: 241933

**LAND WEST OF OLD WOKINGHAM ROAD AND NORTH AND SOUTH OF EASTHAMPSTEAD ROAD,
WOKINGHAM**

**HYBRID APPLICATION (PART OUTLINE / PART FULL) FOR RESIDENTIAL-LED AND ASSOCIATED
DEVELOPMENT (UP TO 850 DWELLINGS) WITH DETAILS OF MEANS OF ACCESS AND SANG TO
BE APPROVED**

On behalf of my clients, Lightwood Strategic Limited and the landowners, and further to the recently submitted application that was registered under the above application number, please find enclosed herewith updates to the suite of planning application documents for development relating to the above site that continues to be described as follows:

Hybrid planning application (part outline / part full) comprising an outline application with all matters reserved, except means of access, for a mixed use, residential-led development (up to 850 dwellings) including a local centre (Use Classes E and / or F), public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking, footpaths and landscaping

The application forms part of the extended South Wokingham Strategic Development Location (SWSDL) that is being progressed as part of the update to the Council's Local Plan. A separate application is being submitted by Nicholas King Homes within the extended SDL. A further application is being submitted to link the two sites across Byway 30. The three planning applications, known as the 'Project Development', have



been master planned as a whole in a coordinated manner. Account has also been taken of the relationship to other land within the SWSDL extension where an application has already been submitted¹. The Lightwood Application relates to what has been termed phase 4(c) of the SWSDL. The application will be delivered in phases, with phasing to be addressed through conditions and the submission of a phasing plan.

The site area, description, scale and complexion of the development proposed remains as originally submitted. However, some of the submitted documentation has been updated to achieve consistency with the forthcoming Nicholas King Homes application and therefore across the Project EIA area. A Statement of Community Involvement is also now included. There is also an update to the applicant details as shown on the application forms to include all landowners within the site.

The documentation is being supplied electronically via the Planning Portal. Since a small part of the application area falls within the neighbouring administrative area, and a duplicate application has been submitted to Bracknell Forest Borough Council, a parallel suite of updates is being submitted to that authority.

The application fee of £79,230 has previously been paid to, and accepted by, the Council. The updated information has no additional fee implications.

We would be grateful for confirmation of receipt of these documents by return, and look forward to confirmation that these will be published on the online case file. In the meantime, should you wish to discuss anything relating to the application, or require any further information, please do not hesitate to contact me.

Yours faithfully



Dr Thomas S Roche

BA (Hons) PhD BTP (Dist) MRTPI

Director

¹ Ref. 211033: Oakwood Equestrian Centre