

Emy Circuit

From: Planning [REDACTED]
Sent: 25 April 2025 13:31
To: Emy Circuit
Cc: Debbie Gooch
Subject: RE: Wokingham Without Parish Council comments on the reserved matters for south Wokingham Phase 2b, parcel R11 reserved matters
Attachments: 250678 - Comments April 25.docx; 250399 - Comments April 25.docx

WARNING!

For the attention of
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Councillors

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Dear Emy

Thank you for your email highlighting the issue and agree the submission was too broad a response.

We have selected specific areas from previous response to respond to both of the following application numbers : **250678** and **250399** - please see attached.

I hope this makes them both a clearer response in respect of **appearance, landscaping, layout and scale** and trust this email will provide what you need to consider our comments.

Kind regards,

Marian Scott
Administrative Assistant
Wokingham Without Parish Council

From: Emy Circuit [REDACTED]
Sent: 24 April 2025 11:22
To: Planning [REDACTED]
Cc: Sophie Morris [REDACTED]
Subject: Wokingham Without Parish Council comments on the reserved matters for south Wokingham Phase 2b, parcel R11 reserved matters

Morning Debbie & colleagues,

I'm aware that you have already confirmed to my colleague that the attached relate to application 250678, the reserved matters for parcel R11 of phase 2b. However, representation only mentions the 2019 applications 19099, 190914 & 191068: the section headed "*Wokingham Without Parish Council's comments on the revised SDL applications*" appears to be a resubmission of comments submitted on 28 September 2020 and the preceding comments also seem to relate more to the outline/hybrid applications which already have planning permission. To allow me to give proper consideration to the Parish's views, please can you identify which, if any, of these comments relate to the current application: reserved matters for 343 dwellings within parcel R11 of phase 2b (i.e. further details relating to planning permission 191068). If you would like clarification of anything about the application and what is being considered at this point, please give me a call on the number below.

Kind Regards,

Emy Circuit

Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council

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Application Details			
Date	Number	Site	Proposal
21/3/25	250678	Parcel R11, Land at Phase 2b of the South Wokingham Strategic Development Location (SDL), Wokingham	Approval of Reserved Matters Consultation Proposal: Reserved Matters pursuant to Outline Planning Consent 191068 comprising the erection of 343 dwellings and associated infrastructure (green, blue and highway). Details of appearance, landscaping, layout and scale to be considered
Comments:			
Layout	Since its initial inception, and the first rounds of public consultation, the layout of the proposed development, in terms of housing areas and green space, has changed significantly. The parish council expresses concern that the current layout proposal significantly diminishes the green separation gap between Wokingham and Bracknell, which goes against policy CP11 of the Core Strategy to retain a separation between the two communities. The retention of green space is also significant to the health and wellbeing of residents and to providing clean air.		
Building Heights	There is a significant proportion of the residential dwelling that is identified as 3 storey and in some cases, 4 storey. This does not appear to be in-keeping with the existing areas, the retained residential dwellings adjacent to, and with the SDL area, nor the character of the area.		
Tree Protection	This site incorporates many large trees and is close to areas of ancient woodland, all of which provide valuable visual character to the area. Retained trees must be suitably protected with fencing that extends to the tree canopy, to mitigate against damage to these valuable landscape features.		
Landscaping	The “countryside feel” of the area will be a key determiner in attracting new residents to Wokingham and ensuring that this is brought into the design of the housing areas is critical. There must be a transition from the countryside into the residential areas, with “fingers” of green areas entering into the development, appropriate soft landscaping (native species, drought hardy where possible and with consideration for attracting wildlife).		
Views	The retention of views to key areas of character including Ludgrove School and the Lucas Hospital will be critical to maintaining the character identity of the area and creating a sense of place.		