

Emy Circuit and Sophie Morris
 Planning Services
 Wokingham Borough Council
 PO Box 157
 Shute End
 Wokingham
 RG40 1WR

Reading
 3rd Floor, Suite 2
 Apex Plaza
 3 Forbury Road
 Reading RG1 1AX

nexusplanning.co.uk

11 November 2025

Our Ref: 40116

Your Ref: 240892 / 250870

Dear Emy and Sophie,

Planning Application Reference: 240892 / 250870 – Land at Phase 2a and Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Conditions 6 (Landscape, Ecology and Green Infrastructure), 7 (LEMP) and 8 (Lighting)

On behalf of our clients, Kingacre Estates, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge Conditions 6 (Landscape, Ecology and Green Infrastructure), 7 (LEMP) and 8 (Lighting) pursuant to Section 73 planning permission reference 250870, which varied the plans of full planning permission reference 240892 to conform the layout with the Parcel R10 Reserved Matters layout (as approved under 250399). The planning permission comprises:

“a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions”.

The table below lists the conditions to be discharged, and the information provided to discharge these conditions:

	Summary of Condition	Information
6	Landscape, Ecology and Green Infrastructure	<p>A389-LRDD-701 C02 Materials Plan (dated May 2025) P23-1686 R10-R14 Link Road Open Space Specification (dated 3rd September 2025) P23-1686_EN_011B Landscape Proposals (dated 11th November 2025) P23-1686_EN_012B Landscape Phasing Plan (dated 11th November 2025) P23-1686_EN_013 Tree Pit Details (dated 15th September 2025)</p> <p>The submitted plans show the proposed landscaping scheme for the verges of Parcel R14, however this parcel is not subject to detailed design layouts and therefore, is subject to change on implementation of the reserved matters scheme.</p>
7	Landscape and Ecological Management Plan (LEMP)	<p>P23-1686_EN_010 Landscape & Ecological Management Plan (dated 3rd September 2025) P23-1686 R10-R14 Link Road Open Space Specification (dated September 2025)</p>

London

Birmingham

Bristol

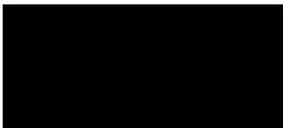
Manchester

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8	Lighting	A389-R0006B Lighting Strategy (dated 11 th August 2025)

I trust this information is acceptable and that the application can be registered and determined without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Matt Harris

Associate Planner

m.harris@nexusplanning.co.uk