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31 July 2024

Our Ref: 35956

Planning Portal Ref: PP-13294815

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 10 (Ground and Building Levels)

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to discharge Condition 10 (Ground and Building Levels) pursuant to full planning permission reference 191068.

Condition 10 (Ground and Building Levels) states:

"Before submission of the first application for reserved matters a strategy for levels across the site, consistent with the SuDS Strategy to comply with condition 29 and highway design shall be submitted to and approved in writing by the Local Planning Authority. These shall establish the range of levels within each parcel and demonstrate continuity across the site and with the South Wokingham Distributor Road (SWDR).

Reason: in order to ensure a satisfactory form of development relative to surrounding buildings and landscape in accordance with Core Strategy policies CP1, CP3 & CP21; Managing Development Delivery Local Plan policy TB21; and the South Wokingham SDL SPD. Details are required before reserved matters to ensure a coordinated approach to levels and drainage across phase 2 and the SWDR."

To discharge this condition the following information is submitted:

- Levels Plan by ALP (ref. A398-TN002C; dated July 2024)
- Pre-Reserved Matters Conditions Compliance Statement by Nexus Planning (August 2024)

The submission of the above document accords with the requirements set out in Condition 10.

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

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

Yours sincerely



Megan King
Planner

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