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Your Ref: PP-13135394  
Our Ref: LIGH0003  
Date: 8 August 2024

Planning Services  
Wokingham Borough Council  
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Shute End  
Wokingham  
Berkshire  
RG40 1WR

Dear Sirs

**PLANNING PORTAL REF: PP-13135394**

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

**APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF A VEHICULAR  
CROSSING OF BYWAY 30 AND AN ACTIVE TRAVEL CONNECTION THERETO IN ASSOCIATION  
WITH THE SOUTH WOKINGHAM SDL EXTENSION**

On behalf of my clients, Lightwood Strategic Limited (LS) and Nicholas King Homes (NKH), please find enclosed an application for full planning permission for development relating to the above site that is described as follows:

*Construction of vehicular crossing of Byway 30 to allow access for two parcels of land composing the South Wokingham SDL Extension, with associated pedestrian/cycle refuge and crossing and active travel connections to the Byway; construction of separate active travel connection to Byway 30 to the north from future South Wokingham SDL Extension*

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 hybrid application (ref. 241933) has already been submitted by LS for residential and associated development (outline) and SANG (full) on land to the east and south of Byway 30. A separate application is being submitted by NKH for residential and associated development on land to the west of the Byway. The two planning applications, known as the 'Project Development', have been master planned as a whole in a coordinated manner. The access strategy incorporates a primary access road that will provide a continuous road connection through



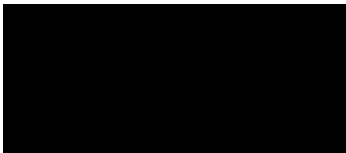
the project development between Old Wokingham Road to the east and Easthampstead Road to the north-west.

The current application is for the primary access road crossing of Byway 30 to connect the two development proposals, and to provide active travel connections from the road crossing to the severed sections of Byway to the north and south. It also provides for an active travel connection to the Byway from the north-western boundary of LS' proposed residential development.

The application comprises the plans and particulars identified in the Schedule of Plans, Drawings and Documents accompanying this submission. Since the overall project development is EIA development, the current application proposals are integral to, and indivisible from, the project development, and the impacts of the current development have been assessed as an integral part of the EIA, a copy of the EIA is also being submitted with the current application.

We would be grateful for confirmation that the application has been registered. 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**