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Planning Portal Ref: PP-1389664

To whom it may concern,

**FULL PLANNING PERMISSION - TEMPORARY MARKETING SUITE
PARCEL R9, LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL),
WOKINGHAM**

On behalf of our client, Miller Homes, we hereby submit a full planning application for the erection of a marketing suite, associated access, landscaping and parking for a temporary period in connection with the South Wokingham Strategic Development Location development. The marketing suite will be situated on Parcel R9 of Phase 2b.

Permission is sought to erect a cabin to be used as the marketing suite by Miller Homes. The cabin will be situated at the southern tip of Parcel R9. The proposals include a new access onto Waterloo Road to serve 8 parking spaces. The plan includes areas of temporary landscaping around the cabin.

The marketing suite area will also include various signage to assist with wayfinding for visitors. Two stack signs will be available at the entrance to direct visitors to the car park and provide opening time information. A separate stack sign is proposed at the eastern edge of the marketing area to be seen from Sir William Heelas Way.

Flag posts will also be installed at the front of the site. Developers are able to install up to three flag poles on the site in accordance with Schedule 3, Part 1, Class 7b of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. As part of the application 21 flag poles are proposed to be erected during the life of the marketing suite.

Miller Homes are seeking temporary permission for the marketing suite. Given the scale of development in South Wokingham and the expected timeframes for overall delivery, a temporary period of 3 years is requested. Parcel R9 is the last parcel to be delivered and will be subject to an independent reserved matters application. The marketing suite will be demolished ahead of construction works beginning on this parcel.

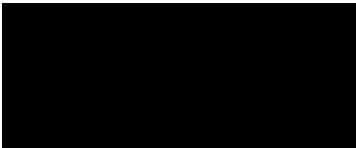
Accordingly, please find enclosed the following documents which comprise the reserved matters application and supporting information:

- Completed application form and certificate;
- Completed Community Infrastructure Form 1;
- Site Location Plan (ref. P1914.R10.TMS.02-B);
- Proposed site plan (ref. P1914.R10.TMS.01-C);
- Proposed elevations and floor plans (ref. P1914.R10.TMS.03-A); and
- Proposed Marketing Suite Layout (ref. P1914.R10.TMS.04-B).

In accordance with WBC's requirements for planning applications, this cover letter also sets out how the scheme will meet the requirements of the Equality Act (2010). An Equality Impact Assessment is enclosed at the end of this letter.

We look forward to a positive decision on the application in due course; in the meantime, should you require any additional information or clarification then please do not hesitate to contact me.

Yours sincerely



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Equality Impact Assessment

An Equality Impact Assessment (EqIA) is a process designed to ensure that a policy, project, or scheme does not unlawfully discriminate against any protected characteristics. This EqIA has been undertaken to ensure the proposed residential development does not unlawfully discriminate against any protected characteristics under the Equality Act (2010). It is required by Wokingham Borough Council (WBC) as part of any planning application to meet their public sector Equality Duty within Section 1439 of the Equality Act. WBC must consider the impact of their work on the nine protected characteristics under the Equality Act, which are as follows:

- Age
- Disability
- Gender re-assignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation
- Marriage and civil partnership.

It is not considered that the 'Gender reassignment', 'Race', 'Religion or belief', 'Sexual Orientation' and 'Marriage and civil partnership' protected characteristics have a significant influence upon the interaction with movement and space in context of the proposed development. This assessment considers the impact of the proposed development against the protected characteristics of Age, Disability, Pregnancy and Maternity, and Sex as defined under the Equality Act. It sets out any required mitigation to resolve potential issues arising from the development proposals.

The proposed development is temporary in nature and will be superseded by the completed residential development at the end of its temporary lifetime.

Age	All ages will be equally impacted by the development proposals in the short term and long term, and all will have equal access once completed. The development includes accessible footways, cycleways, and connections to public transport.
Disability	The cabin and associated parking will be accessible to all potential users, whether visitors or members of staff.
Pregnancy and Maternity	Those with the 'Pregnancy and maternity' characteristic may find walking and cycling more difficult and therefore are more likely to drive or travel by taxi or bus. As above, the development will be fully accessible to all end users.
Sex	Pedestrian routes are all well over-looked and adjoin active frontages. They are not enclosed and are visually open with no unsighted area

The proposed development meets the requirements of the Equality Act as it has been designed to a suitably inclusive standard and will provide a good level of pedestrian and cycle connectivity which are safe and accessible to all users. Accordingly, the scheme will have a long-term positive impact on the local area.