

Emy Circuit
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

10 January 2025

Our Ref: 35956

Your References: 241971, 241972, 241973, 241974, 242459

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Applications – Condition 4 (Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement), Condition 10 (Ground and Banking Levels), Condition 29 (Surface Water Drainage and SuDS), Condition 34 (Drainage and Exceedance Routes), and Condition 45 (Pedestrian and Cycle Strategy)

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicant”), we write to formally submit details to discharge details pursuant to Condition 4 (Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement), Condition 10 (Ground and Banking Levels), Condition 29 (Surface Water Drainage and SuDS), Condition 34 (Drainage and Exceedance Routes), and Condition 45 (Pedestrian and Cycle Strategy) of hybrid planning permission reference 191068.

The following submissions are made subject to existing discharge of conditions applications and form a revised package of documents and plans following extensive and productive discussions with Officers of the Council:

Condition 4 (Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement) – WBC reference 241971

- Site Wide Masterplan by Pegasus Group (dwg no. P22-0345_DE_003_J_003; dated January 2025)
- Design Code by Pegasus Group (ref. P22-0345_GOO2H; dated January 2025)
- Landscape Design Statement by Pegasus Group (ref. P19-0052_41E; dated January 2025)
- Transport Response to WBC Condition 4 and Condition 45 Submission Feedback (ref. A389/FN001A; dated January 2025)

Condition 10 (Ground and Banking Levels) – WBC reference 241972

- Levels Plan by ALP (ref. A398-TN002F; dated January 2025)

Condition 29 (Surface Water Drainage and SuDS) – WBC reference 242459

- Surface Water Drainage and Sustainable Drainage Systems (SuDS Report by ALP (ref. A398-TN004E; dated January 2025)

Condition 34 (Drainage and Exceedance Routes) – WBC reference 241973

- Drainage Exceedance Routes Report / Plan by ALP (ref. A398-TN003E; dated January 2025)

London

Birmingham

Bristol

Manchester

Reading

Condition 45 (Pedestrian and Cycle Strategy) – WBC reference 241974

- Pedestrian and Cycle Strategy Report / Plan by ALP (ref. A398-TN005D; dated January 2025)
- Transport Response to WBC Condition 4 and Condition 45 Submission Feedback (ref. A389/FN001A; dated January 2025)

I trust this information is acceptable and that the applications can be 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