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Our Ref: 40846

30 July 2026

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 60 (REFERENCE: 252620)

On behalf of my client, Countryside Properties (UK) Ltd ('the Applicant'), I enclose a package of revised information that has been prepared in respect of the application to discharge Condition 60 (Highway Construction Details) for Parcel R11 of Phase 2b of the South Wokingham Strategic Development Location ('the Site'). The submission has been prepared to address matters discussed in the meeting with the Planning and Highways Teams on 2nd July 2026.

Revisions

As discussed at the meeting the following issues with the approved layout were highlighted during the highway technical approval process.

1. Areas where forward visibility splays crossed areas of private landscaping.
2. Areas where forward visibility splays were interrupted by visitor parking bays.

Further to the meeting and subsequent correspondence the following was agreed:

- There are four areas where planting has been pulled back outside visibility splays. The land within the visibility splays will become adopted highway land. This relates to Block 4 and Plots 2220, 2221 and 2281.
- A footway has been added along the stretch of road between Plot 2108 and the rear garden of Plot 2112.
- There are 2 no. visitor parking spaces that have been shifted slightly to move them outside forward visibility splays (adjacent to Plot 2262).
- There are 8 no. visitor parking spaces that are only marginally within forward visibility splays and are to be retained in their current position. These are adjacent / opposite to Block 2 (1 no. space) and Plots 2093, 2112, 2131, 2217, 2218, 2220 and 2285.
- There are 8 no. visitor parking spaces within forward visibility splays that have been removed. These are adjacent / opposite to Block 2 (1 no. space), Block 3 (2no. spaces) and Plots 2021, 2110, 2157, 2221 and 2285.

A non-material amendment application (Ref: PP-15115813) is being made concurrently with this submission to secure the changes to the layout described above.

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Submission

Drawing	Reference	Comments
General Arrangement Sheet 1	A389-R11-101 G	Supersedes A389-R11-101 E
General Arrangement Sheet 2	A389-R11-102 F	Supersedes A389-R11-102 D
Longitudinal Sections Sheet 1	A389-R11-121 B	As per original submission
Longitudinal Sections Sheet 2	A389-R11-122 B	As per original submission
Longitudinal Sections Sheet 3	A389-R11-123 B	As per original submission
Materials Plan Sheet 1	A389-R11-701 F	Supersedes A389-R11-701 D
Materials Plan Sheet 2	A389-R11-702 E	Supersedes A389-R11-702 C
Highway Construction Plan Sheet 1	A389-R11-711 B	Supersedes A389-R11-711 A
Highway Construction Plan Sheet 2	A389-R11-712 A	As per original submission
Road Signs and Line Markings Sheet 1	A389-R11-1201 E	Supersedes A389-R11-1201 C
Highway General Arrangement	7371-MJA-SW-XX-DR-C-006 PL10	Supersedes 7371-MJA-SW-XX-DR-C-006 PL9
Highway Adoption Plan	7371-MJA-SW-XX-DR-C-007 PL8	Supersedes 7371-MJA-SW-XX-DR-C-007 PL7
Surfacing Plan	7371-MJA-SW-XX-DR-C-008 PL11	Supersedes 7371-MJA-SW-XX-DR-C-008 PL7

We consider that this submission addresses the issues raised and trust that it will allow you to discharge the condition. Please feel free to contact me should you require further information or wish to discuss the submission in more detail.

Yours sincerely

[Redacted Signature]

Daniel Sharp

Director

M [Redacted]

E [Redacted]

London

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