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05 February 2026

Our Ref: 40442

Planning Portal Ref: PP-14683431

Dear Sophie,

**Submission of Discharge of Condition Application – Conditions 31, 35, 56
Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location**

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Conditions 31, 35, 56 pursuant to hybrid planning permission reference 191068.

Condition 31 states:

No building hereby permitted shall be occupied until surface water drainage works to serve it have been provided in accordance with details that first have been submitted to and approved in writing by the local planning authority.

Condition 35 states:

No phase of development shall be brought into use or occupied until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and approved in writing by Local Planning Authority. The plan should include details of:

i) arrangements to secure the operation of the scheme throughout its lifetime including adoption by a Private Management Company, WBC or a Statutory Undertaker;

ii) maintenance access;

iii) a method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, the materials to be used and standard of work; and

iv) a GIS shape file for the drainage system serving the site. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Condition 56

Prior to the first occupation of any dwelling in each phase, a Parking Management Strategy for the management of on-street parking shall be submitted to and approved in writing by the local planning authority.

The following documents are submitted in support of this application:

Condition 31:

- A389-R10-DD-500 Rev C2 – Drainage Strategy Overview

Condition 35:

- A389-R10-RM-501 Rev C - Drainage Strategy
- A389-R1-RM-505 Rev B – Surface Water Catchment Plan
- A389-R028A - Parcel R10 – Phase 2b of the South Wokingham Strategic Development Location SUDS Maintenance Note (February 2026)

Condition 56:

- 817121_MHS_0002 – Parking Management Strategy

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



Stefania Petrosino MRTPI

Associate