

South Wokingham

Condition 3 Phasing

PEGASUS
GROUP

On Behalf of Kier Ventures Ltd and Miller Homes
P19-0052_EN_118C | February 2025



Pegasus Group
33 Sheep Street
Cirencester
Gloucestershire
GL7 1RQ
www.pegasusgroup.co.uk | T 01285 641717
February 2025 Project code P19-0052

© Copyright. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Ltd.
Crown copyright. All rights reserved, Licence number 100042093.
Printed material produced by Pegasus Design Cirencester is printed on paper from sustainably managed sources and all parts are fully recyclable.

Revision	Date	Initials	Revision Note
First issue	27/01/2025	ASK	-
A	11/02/2025	ASK	Updated phasing mix
B	21/02/2025	ASK	Updated strategic infrastructure and movement network
C	24/02/2025	ASK	Updated to client comment
D	27/02/2025	ASK	Updated to client comment

CONTENTS

INTRODUCTION	04
CONDITION 3 PHASING	05
SUMMARY OF PHASING	07
FRAMEWORK AFFORDABLE HOUSING SCHEME AND INDICATIVE HOUSING MIX	08
STRATEGIC INFRASTRUCTURE	10
MOVEMENT NETWORK PHASING	14
PHASE R10	22
PHASE R11	30
PHASE R13	40
PHASE R8	46
PHASE R7	52
PHASE R4	56
PHASE R5	64
PHASE R9	70
NEIGHBOURHOOD CENTRE	74
PUBLIC ART	75
EARLY DELIVERY OF LANDSCAPING	76
APPENDICES	77

NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

INTRODUCTION

- 1.1. In July 2024 permission was granted for a Hybrid planning application (part outline/part detailed ref. 191068) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/ D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.
- 1.2. A number of conditions and Section 106 requirements were attached to the planning permission and this document is one of a suite of additional documents which has been produced to address specific conditions. This document sets out information solely related to Condition 3 (Phasing).
- 1.3. The following pages and plans indicates how and when the proposed development, including homes and infrastructure, such as SANG, public open space, drainage features, the Local Centre, and on and off-site highways works would be phased and delivered.
- 1.4. The information contained within this document is at a point in time and will be subject to review and amendment as the development phases progress.
- 1.5. The phasing strategy comprises masterphases to align with the reserved matters parcels, which have been agreed at the hybrid stage (as shown in drawing P18-0963_191 Framework Plan) and these are known as Parcels R4, R5, R7, R8, R9, R10, R11 and R13. The masterphases are then broken down into phases, which are prefixed as either O. relating to non-CIL triggering infrastructure works (public open space, drainage basins and rising mains), and those prefixed .1, .2, .3 etc. which comprises the built residential development.
- 1.6. It is agreed that works such as the construction of temporary construction accesses, haul roads and cut and fill/earthworks would not trigger CIL liability.
- 1.7. The following Phasing plan should be read in accordance with the following outline documents:
 - P18-0963_06Y-03 Indicative Masterplan (Phase 2b)
 - P18-0963_81K Indicative Phasing Plan
 - P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
 - P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)
 - P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
 - P18-0963_190 A Land Use Parameter Plan (Phase 2B)
 - P18-0963_191 Framework Plan (for purposes of identifying development parcels referenced in other conditions)
 - Phase 2 of the South Wokingham SDL Flood Risk Assessment, Ref No: 70001684-FRA-SDL-001 (August 2020) (Environmental Statement Phase 2 Addendum Volume 2 Appendix 12.1)
 - P19-0052_29J Green Infrastructure Provision with breakdown of provisions (found at Appendix 1)
 - P19-1525 SK64 Rev D Locations of Off-Site Pedestrian and Cycle Schemes (found at Appendix 2)
 - P19-1525 SK69 Rev B Locations of Off-Site Highways Junction Works (found at Appendix 3)
- 1.8. A comprehensive Public Transport Strategy for the South Wokingham Strategic Development Location was prepared between the highway's consultant and the public transport specialist on behalf of the applicants, and the local bus operators and Council's Highways Authority during the course of the outline application.
- 1.9. The Strategy included a preferred permanent bus route and a temporary route in the event that the route is brought into use prior to the SWDR being completed.
- 1.10. It has been agreed that a contribution (£1,925,601.00) will be made by the applicants through Section 106 obligations to fund the Council delivering the permanent and temporary bus links. It has been agreed in discussions with Officers that the Council will prepare its own Public Transport Strategy and implement accordingly.
- 1.11. The information provided under discharge of condition application in respect of Condition 48 (Public Transport Strategy) has been approved on this basis (WBC ref. 242461).

CONDITION 3 PHASING

PHASING

- 2.1. The table below sets out the condition wording and where in the document information can be found.
- 2.2. Before or concurrent with submission of the first application pursuant to reserved matters details of the phasing of development, including the coordinated delivery of the on and off-site infrastructure required to support it, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details shall define the development to be delivered in each phase including:

PHASING COMPONENT	PAGE NUMBERS
The number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development;	06-09, 22-73
The number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing;	08
The size and type of market dwellings in general accordance with the Wokingham Borough Local Housing Needs Assessment 2019 Report of Findings (January 2020) or any policy and guidance that supersedes it;	06-09,
On-site public open space;	22-73
The neighbourhood centre incorporating civic space;	22-73
Phasing of delivery of the movement network to facilitate sustainable access for residents to key on and off-site destinations, including SANG, play areas, schools and bus stops within the SDL;	74
Parking for SANG visitors prior to the permanent provision in the neighbourhood centre becoming operational;	14-21
Timing and delivery of the flood compensation works associated with the SWDR;	74
Timing of the delivery of the drainage and SuDS in relation to the development it is to serve;	10-13
Public art pursuant to condition 8;	10-13
Early delivery of landscaping required to mitigate the impact upon the listed buildings Britton’s Farmhouse (Grade II) and Barn (Grade II), Lock’s House (Grade II*) and Lock’s Barn (Grade II) and Wood’s Farm (Grade II);	75
Undergrounding of the overhead electricity apparatus;	76
On and off-site highway works necessary to mitigate the impact of the development pursuant to conditions 50, 51 & 52;	10-13
A car club pursuant to condition 49; and	10-13
Implementation of the public transport strategy pursuant to condition 48 including details of the bus route.	74

SUMMARY OF PHASING

3.1. The schedule below sets out the respective housing numbers for each masterphase and phase. The phasing below shows the intended sequence, however there will be concurrent development across several phases. Infrastructure requirements will be delivered to correspond with agreed triggers and may be in place ahead of adjacent housing.

MASTER PHASE	PHASE	UNITS	DEVELOPER	YEAR OF DEVELOPMENT	CUMULATIVE PHASE	CUMULATIVE WHOLE SITE
R10	R10.1	74	MILLER	1	74	74
	R10.2	54	MILLER	2	128	128
	R10.3	87	MILLER	3	215	215
R11	R11.1	96	KIER	1	96	311
	R11.2	79	KIER	2	175	390
	R11.3	112	KIER	3	287	502
	R11.4	56	KIER	4	343	558
R13	R13.1	110	MILLER	4	110	668
	R13.2	67	MILLER	5	177	735
R8	R8.1	88	KIER	5	88	823
	R8.2	91	KIER	6	179	914
R7	R7.1	38	MILLER	6	38	952
R4	R4.1	69	KIER	7	69	1021
	R4.2	50	KIER	8	119	1071
	R4.3	96	MILLER	7	215	1167
R5	R5.1	90	MILLER	8	90	1257
	R5.2	87	MILLER	9	177	1344
R9	R9	90	MILLER	10	90	1434

CUMULATIVE WHOLE SITE TOTAL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
1434										R9.1
1344									R5.2	
1257								R4.2		
								R5.1		
1117							R4.1			
							R4.3			
952						R8.2				
						R7.1				
823					R8.1					
					R13.2					
668				R11.4						
				R13.1						
502			R11.3							
			R10.3							
303		R11.2								
224	R11.1									
	R10.2									
	R10.1									

FRAMEWORK AFFORDABLE HOUSING SCHEME AND INDICATIVE HOUSING MIX

- 3.2. Table showing the target mix for the provision of affordable and market dwellings, and the number and size of M4(2) standard dwellings.
- 3.3. Clustering means that the Affordable Housing Dwellings shall be constructed in clusters throughout the Development as set out below unless it is agreed that a higher number of Affordable Housing Units may be clustered together than the figures set out below such agreement to be obtained from the Council (such agreement not to be unreasonably withheld or delayed) and/or as agreed otherwise through Reserved Matters approvals for any Development Zone:
- 3.4. (a) In the case of houses in clusters of no more than 20 houses together
- 3.5. (b) In the case of apartments or flats in clusters of no more than 20 units together
- 3.6. (c) In the case of clusters comprising both houses and apartments or flats of no more than 20 houses within the said cluster and 20 apartment units or flat units within the said cluster
- 3.7. Additionally – the decision notice sets out the M4(2) standard should be 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8-10 units.

	R10		R11		R13		R8		R7		R4		R5		R9		WHOLE SITE	
HOUSING TYPE																		
AFFORDABLE	76	35%	120	35%	62	35%	64	36%	14	37%	75	35%	62	35%	31	34%	504	
PRIVATE	139	65%	223	65%	115	65%	115	64%	24	63%	140	65%	115	65%	59	66%	930	
TOTAL	215	100%	343	100%	177	100%	179	100%	38	100%	215	100%	177	100%	90	100%	1434	
AFFORDABLE RENT/ SOCIAL RENT																		
1-BED APT	17	32%	21	25%	24	56%	18	40%	0	0%	15	29%	9	21%	12	55%	116	
2-BED APT	14	26%	9	11%	1	2%	4	9%	2	20%	6	12%	0	0%	2	9%	38	
2-BED HOUSE	10	19%	35	42%	15	35%	17	38%	4	40%	27	52%	18	42%	1	5%	127	
3-BED HOUSE	10	19%	16	19%	2	5%	6	13%	4	40%	4	8%	16	37%	6	27%	64	
4-BED HOUSE	2	4%	3	4%	1	2%	0	0%	0	0%	0	0%	0	0%	1	5%	7	
TOTAL	53	100%	84	100%	43	100%	45	100%	10	100%	52	100%	43	100%	22	100%	352	25%
AFFORDABLE (SHARED)																		
1-BED APT	0	0%	9	25%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	9	
2-BED APT	0	0%	1	3%	0	0%	1	5%	0	0%	0	0%	0	0%	0	0%	2	
2-BED HOUSE	8	35%	16	44%	10	53%	8	42%	1	25%	16	70%	10	53%	4	44%	73	
3-BED HOUSE	15	65%	8	22%	7	37%	8	42%	1	25%	5	22%	7	37%	4	44%	55	
4-BED HOUSE	0	0%	2	6%	2	11%	2	11%	2	50%	2	9%	2	11%	1	11%	13	
TOTAL	23	100%	36	100%	19	100%	19	100%	4	100%	23	100%	19	100%	9	100%	152	11%
PRIVATE																		
1-BED APT	20	14%	20	9%	3	3%	18	16%	4	17%	6	12%	10	9%	3	5%	84	
2-BED APT	20	14%	11	5%	11	10%	14	12%	6	25%	21	40%	11	10%	10	17%	104	
2-BED HOUSE	21	15%	24	11%	15	13%	14	12%	0	0%	7	13%	12	10%	13	22%	107	
3-BED HOUSE	71	51%	116	52%	66	57%	68	59%	11	46%	93	179%	62	54%	26	44%	510	
4-BED HOUSE	7	5%	46	21%	20	17%	1	1%	3	13%	13	25%	20	17%	7	12%	119	
5-BED HOUSE	0	0%	6	3%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	6	
TOTAL	139	100%	223	100%	115	100%	115	100%	24	100%	140	269%	115	100%	59	100%	930	65%

3.8. Table showing the target mix for the provision of affordable and market dwellings, and the number and size of M4(2) standard dwellings.

SUMMARY											
AFFORDABLE	R10	R11	R13	R8	R7	R4	R5	R9	WHOLE	S106 AUDIT	COUNT
1 BED FLAT	17	30	24	18	0	15	9	12	125	NO FEWER THAN 20%	25%
2 BED FLAT	14	10	1	5	2	6	0	2	40	NO MORE THAN 10%	8%
2 BED HOUSE	18	51	25	25	5	43	28	5	200	NO FEWER THAN 40%	40%
3 BED HOUSE	25	24	9	14	5	9	23	10	119	NO FEWER THAN 20%	24%
4 BED HOUSE	2	5	3	2	2	2	2	2	20	NO MORE THAN 10%	4%
TOTAL	76	120	62	64	14	75	62	31	504		

3.9. The Affordable Housing mix required as part of the S106 is detailed below:

	1 BED	2 BED	3 BED	4 BED
S106 MIX	NO FEWER THAN 20%	FLAT - NO MORE THAN 10%	NO FEWER THAN 20%	NO MORE THAN 10%
		HOUSE - NO FEWER THAN 40%		

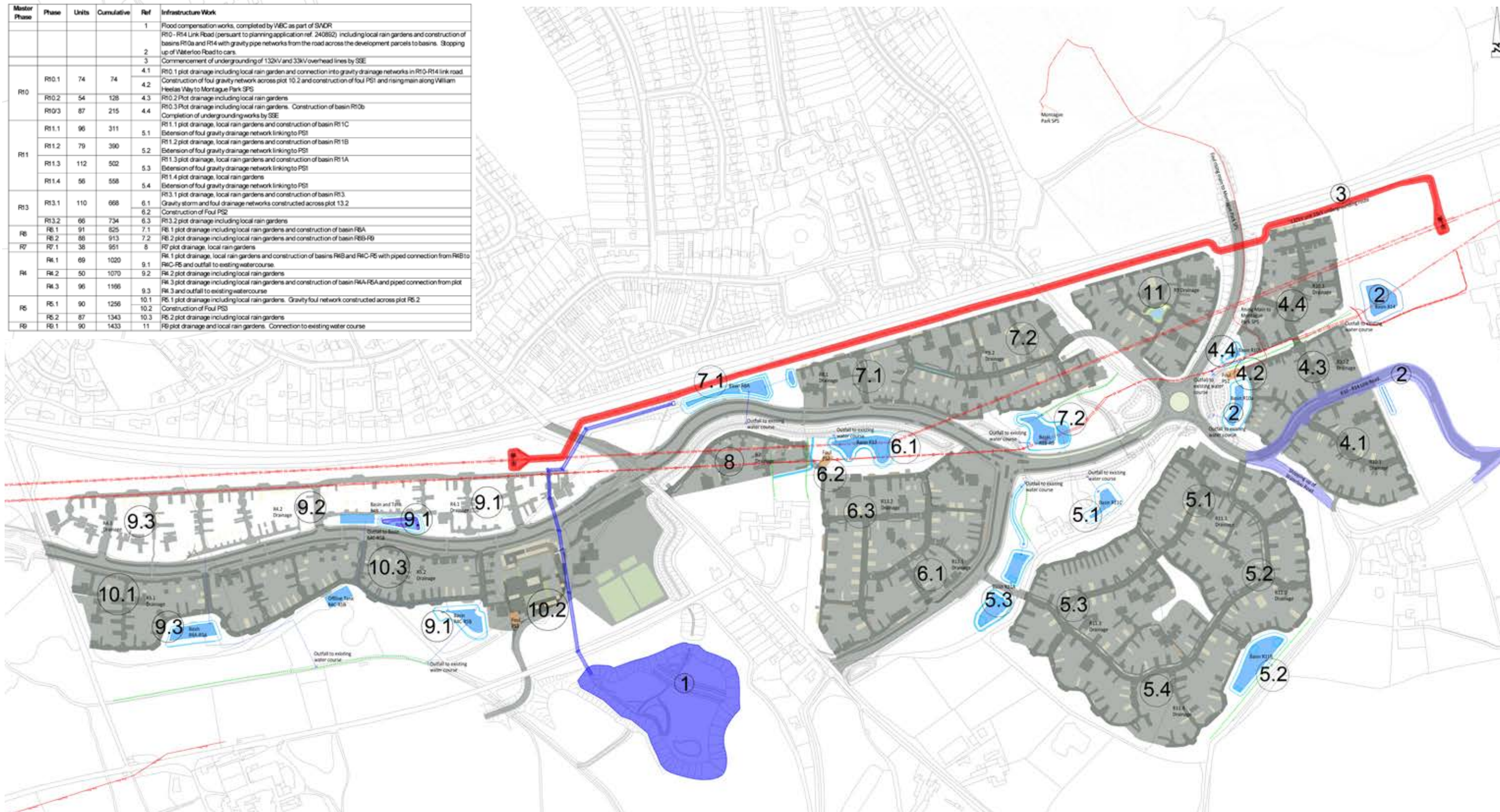
3.10. Affordable Housing Dwellings is defined in the S106 as:

“means 35% of the dwellings on the Application Site for use as Affordable Housing which:

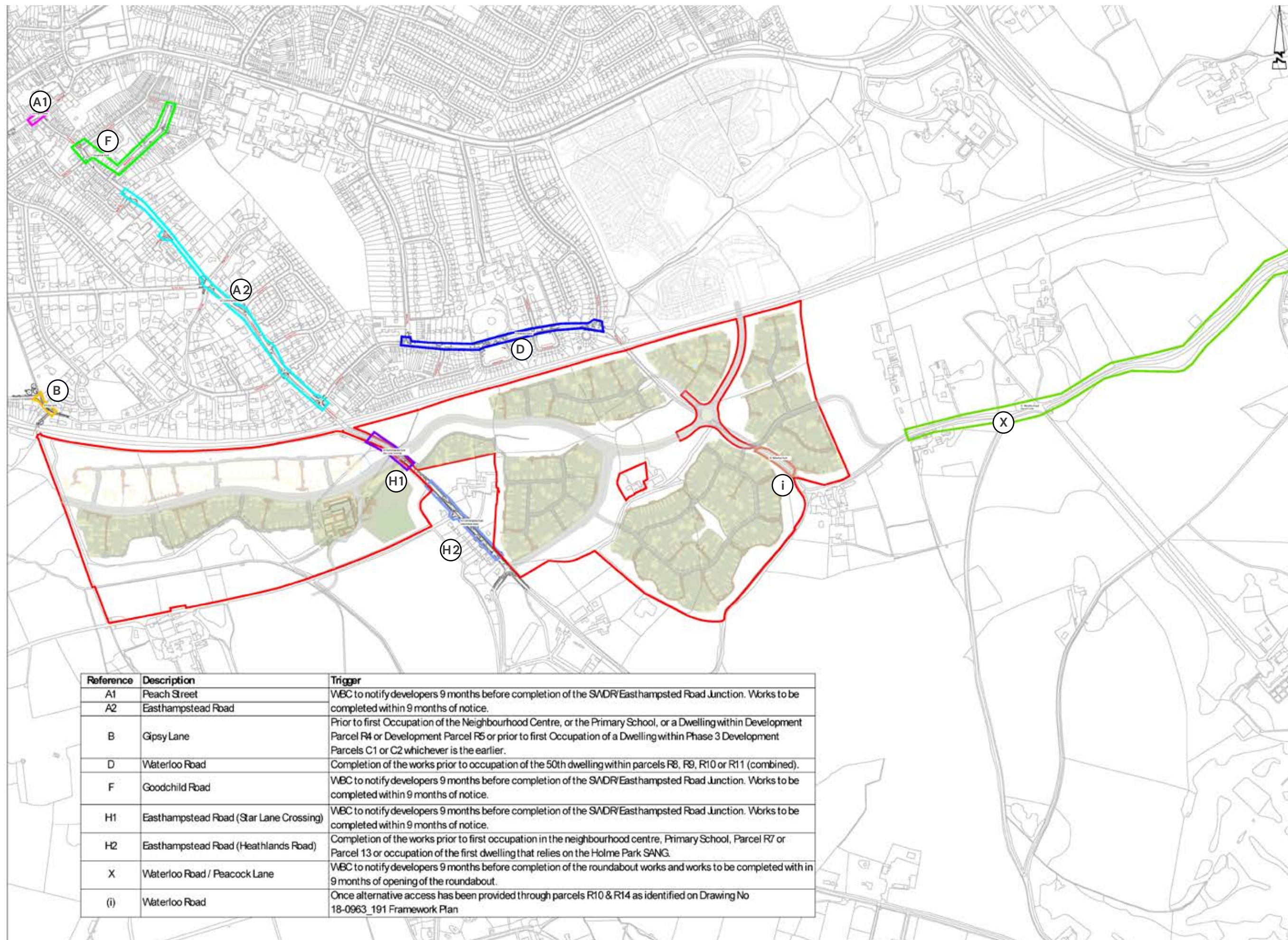
- shall include a minimum of 58% Social Rented Housing;
- Shall include a minimum of 4% and maximum of 12% Affordable Rented Housing;
- shall include a minimum of 70% Social Rented Housing and Affordable Rented Housing;
- shall include a minimum of 5% and a maximum of 30% Shared Ownership Housing; and
- may (solely at the election of Owners/Developers subject to the Planning Permission being granted before 28 March 2022) include a maximum of 25% First Homes”

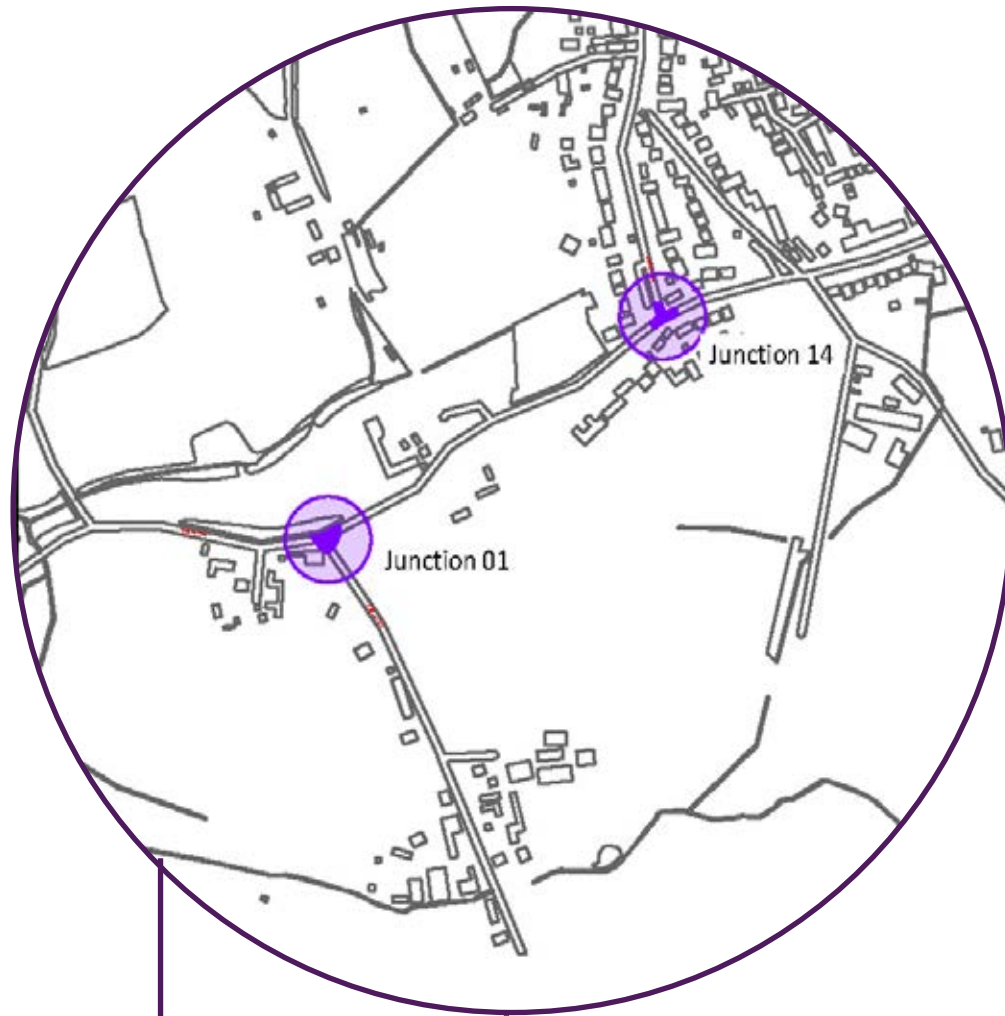
STRATEGIC INFRASTRUCTURE

Master Phase	Phase	Units	Cumulative	Ref	Infrastructure Work
				1	Flood compensation works, completed by WBC as part of SNDR
				R10 - R14 Link Road (pursuant to planning application ref. 240862) including local rain gardens and construction of basins R10a and R14 with gravity pipe networks from the road across the development parcels to basins. Skipping up of Waterloo Road to cars.	
				2	
				3	Commencement of undergrounding of 132kV and 33kV overhead lines by SSE
	R10.1	74	74	4.1	R10.1 plot drainage including local rain garden and connection into gravity drainage networks in R10-R14 link road.
				4.2	Construction of foul gravity network across plot 10.2 and construction of foul PS1 and rising main along William Heelis Way to Montague Park SPS
	R10.2	54	128	4.3	R10.2 Plot drainage including local rain gardens
	R10.3	87	215	4.4	R10.3 Plot drainage including local rain gardens. Construction of basin R10b
					Completion of undergrounding works by SSE
	R11.1	96	311	5.1	R11.1 plot drainage, local rain gardens and construction of basin R11C
					Extension of foul gravity drainage network linking to PS1
	R11.2	79	390	5.2	R11.2 plot drainage, local rain gardens and construction of basin R11B
					Extension of foul gravity drainage network linking to PS1
	R11.3	112	502	5.3	R11.3 plot drainage, local rain gardens and construction of basin R11A
					Extension of foul gravity drainage network linking to PS1
	R11.4	56	558	5.4	R11.4 plot drainage, local rain gardens
					Extension of foul gravity drainage network linking to PS1
	R13.1	110	668	6.1	R13.1 plot drainage, local rain gardens and construction of basin R13.
				6.2	Gravity storm and foul drainage networks constructed across plot 13.2
				6.3	Construction of Foul PS2
	R13.2	66	734	6.3	R13.2 plot drainage including local rain gardens
	R13.1	91	825	7.1	R13.1 plot drainage including local rain gardens and construction of basin R1A
	R13.2	88	913	7.2	R13.2 plot drainage including local rain gardens and construction of basin R1B-R1
	R13.1	38	951	8	R13.1 plot drainage, local rain gardens
					R13.1 plot drainage, local rain gardens and construction of basins R1B and R1C-R5 with piped connection from R1B to R1C-R5 and outfall to existing watercourse.
	R13.2	50	1070	9.1	R13.2 plot drainage including local rain gardens
					R13.3 plot drainage including local rain gardens and construction of basin R1A-R5A and piped connection from plot R13.3 and outfall to existing watercourse
	R13.3	96	1166	9.3	
	R13.1	90	1256	10.1	R13.1 plot drainage including local rain gardens. Gravity foul network constructed across plot R13.2
				10.2	Construction of Foul PS3
	R13.2	87	1343	10.3	R13.2 plot drainage including local rain gardens
	R13.1	90	1433	11	R13.1 plot drainage and local rain gardens. Connection to existing water course

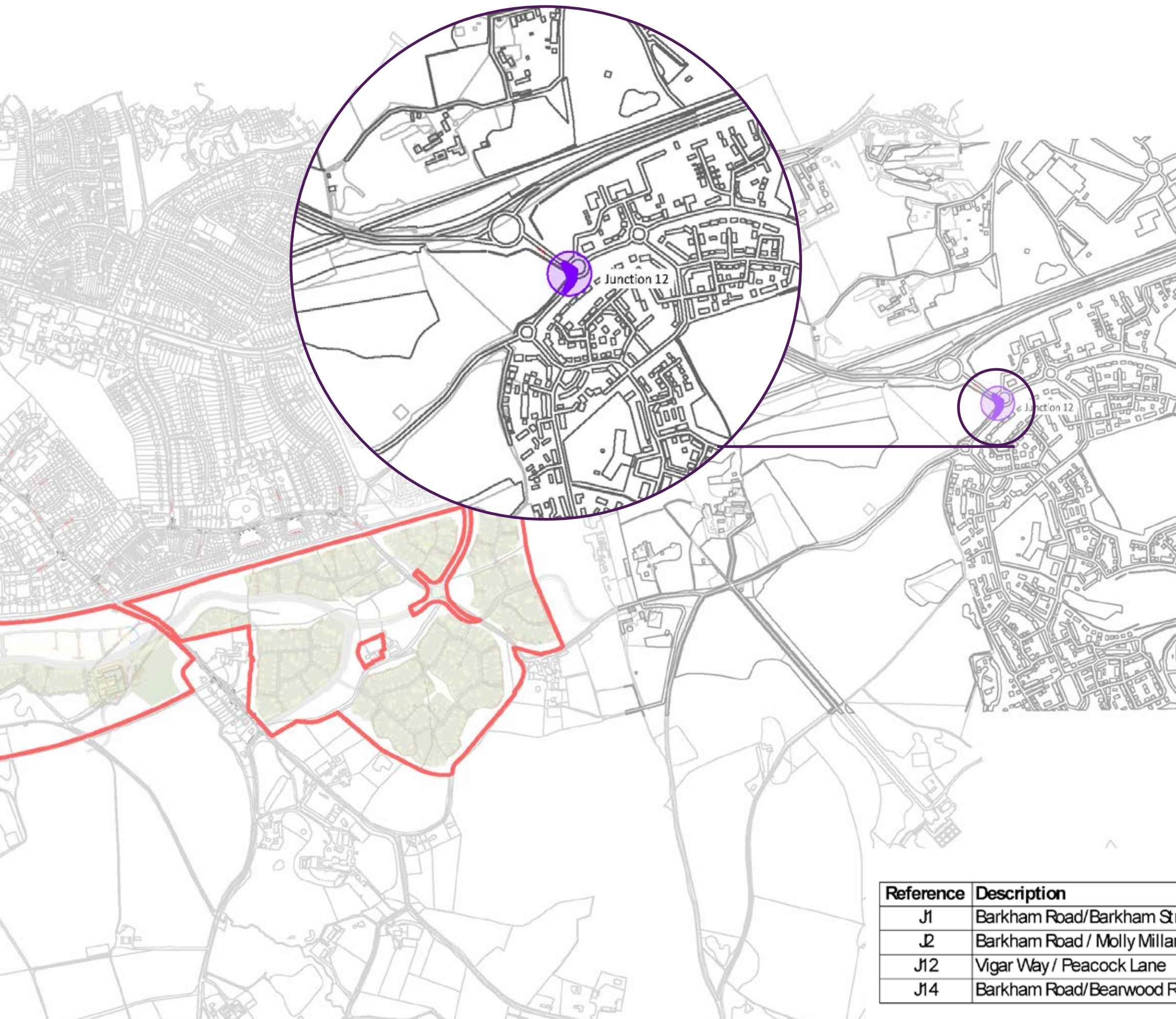


SITOWIDE INFRASTRUCTURE PHASING PLAN





OFFSITE JUNCTIONS PLAN



Reference	Description	Trigger
J1	Barkham Road/Barkham Street	Prior to 250th occupation
J2	Barkham Road / Molly Millars Lane	Prior to 250th occupation
J12	Vigar Way / Peacock Lane	Prior to 250th occupation
J14	Barkham Road/Bearwood Road	Prior to 250th occupation

MOVEMENT NETWORK PHASING

4.1. The following plans show the movement network within the residential phases of the development and how sustainable movement is phased to wider site assests such as SANG, neighbourhood centre, school, play areas and bus stops. Connecting footpaths will come forward earlier than the surrounding POS where required to provide access to these key destinations.

PHASE R10

YEARS:

1-3

DEVELOPER:

MILLER HOMES

TOTAL UNITS:

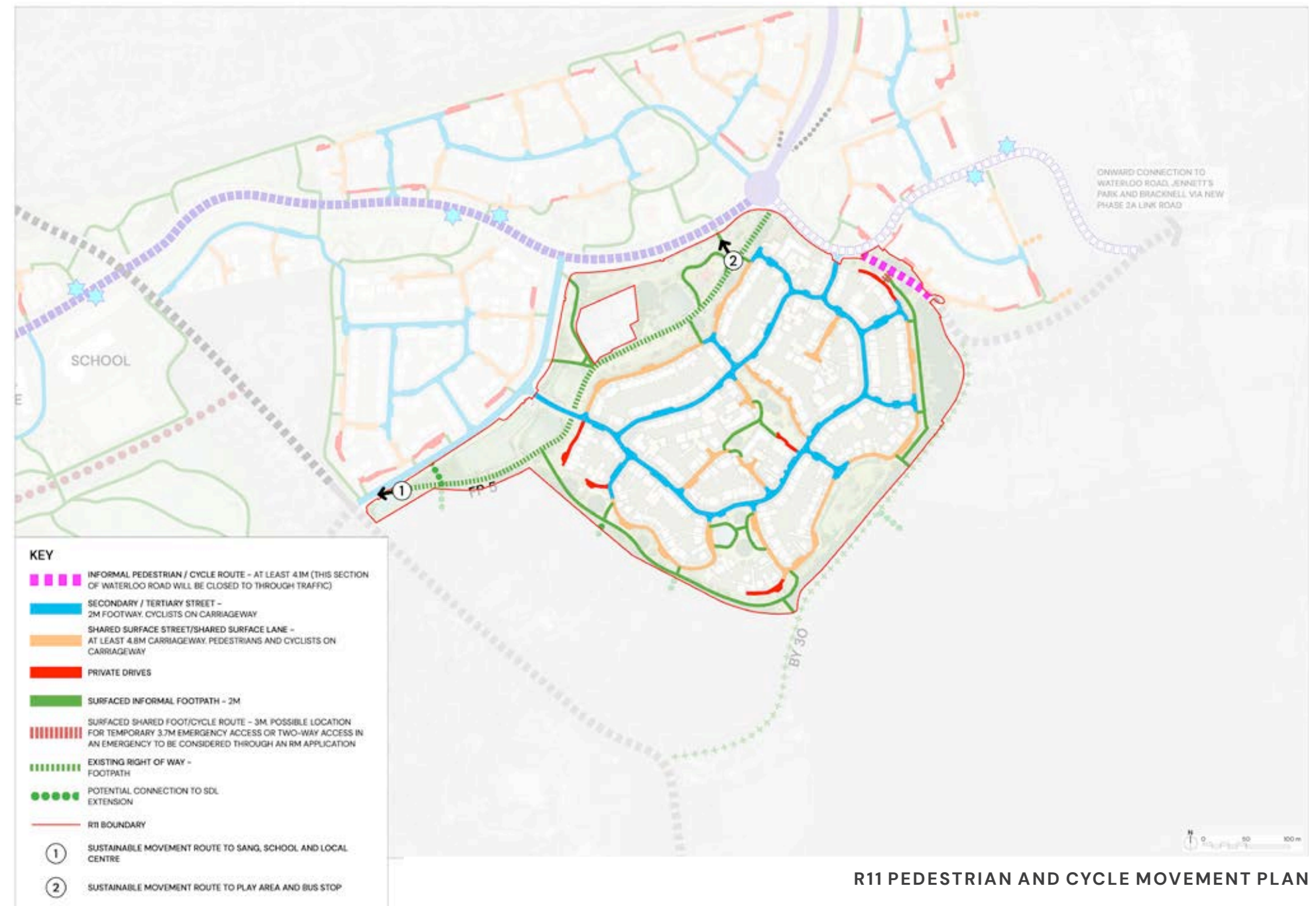
215

REFER TO PAGES 24 - 29 FOR SUB-PHASING



PHASE R11

YEARS: 1-4
 DEVELOPER: KIER VENTURES LTD
 TOTAL UNITS: 343
 REFER TO PAGES 32 - 39 FOR SUB-PHASING



R11 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R13

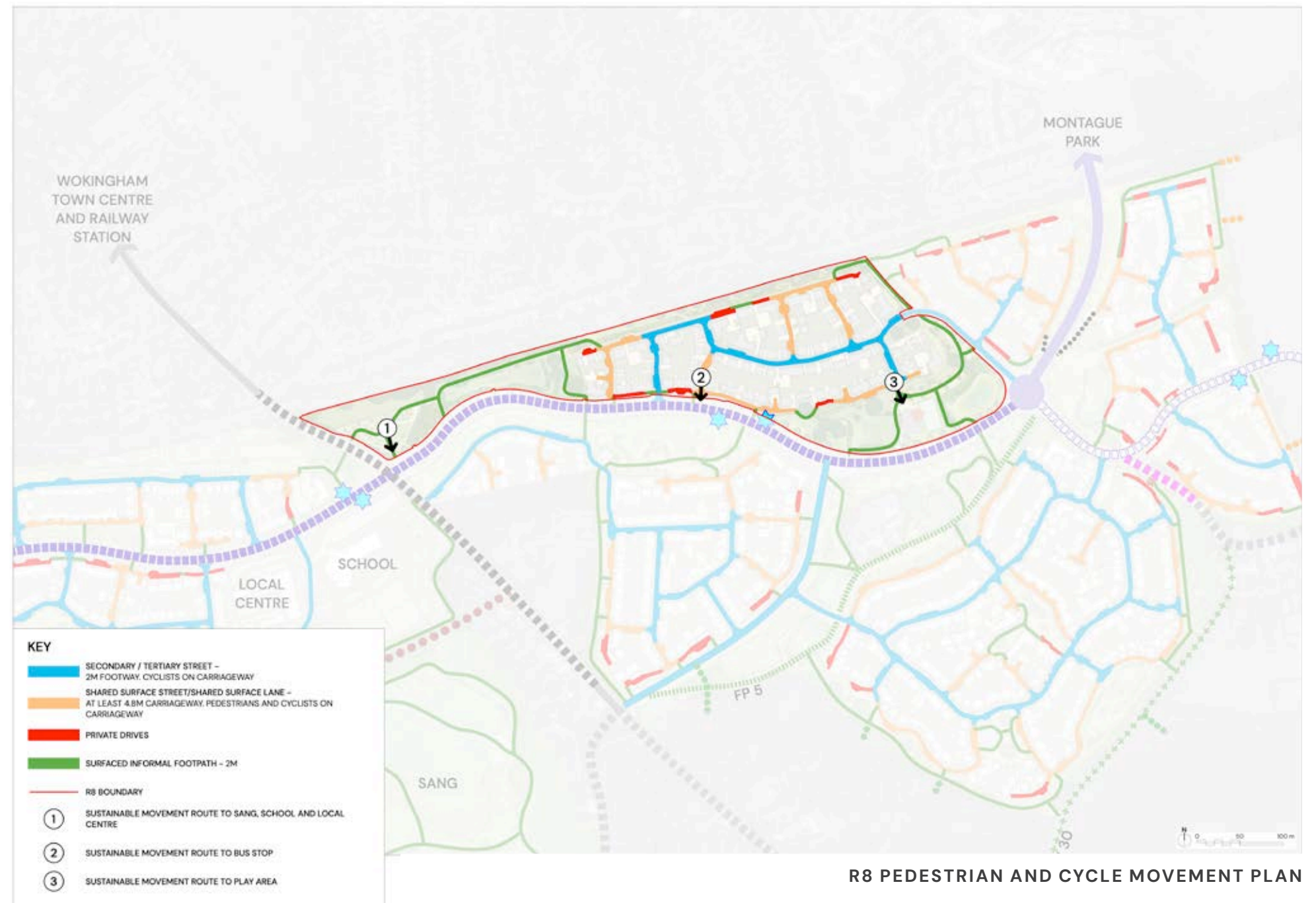
YEARS: 4-5
 DEVELOPER: MILLER HOMES
 TOTAL UNITS: 177
 REFER TO PAGES 42 - 45 FOR SUB-PHASING



R13 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R8

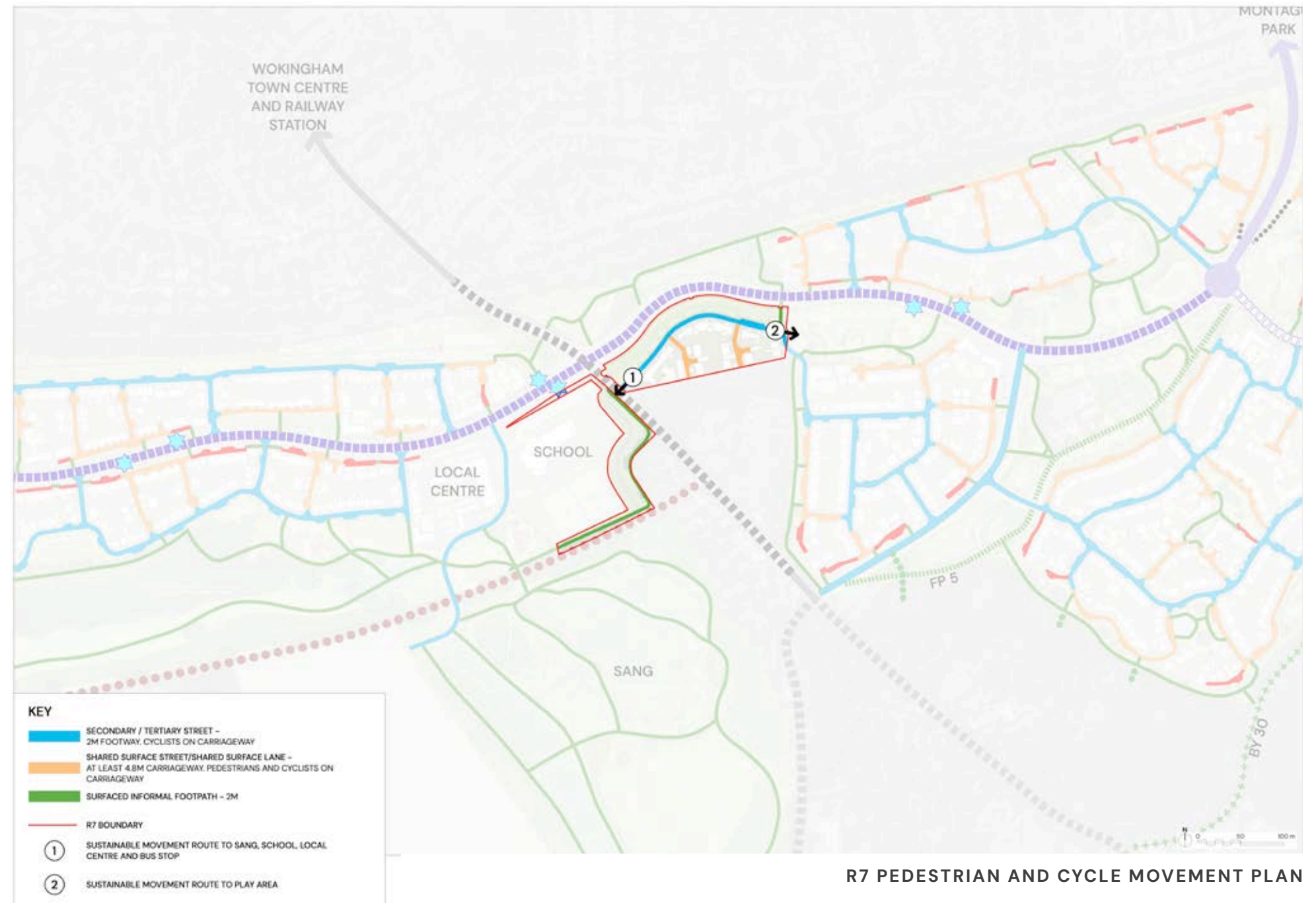
YEARS: 5-6
 DEVELOPER: KIER VENTURES LTD
 TOTAL UNITS: 179
 REFER TO PAGES 48 - 51 FOR SUB-PHASING



R8 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R7

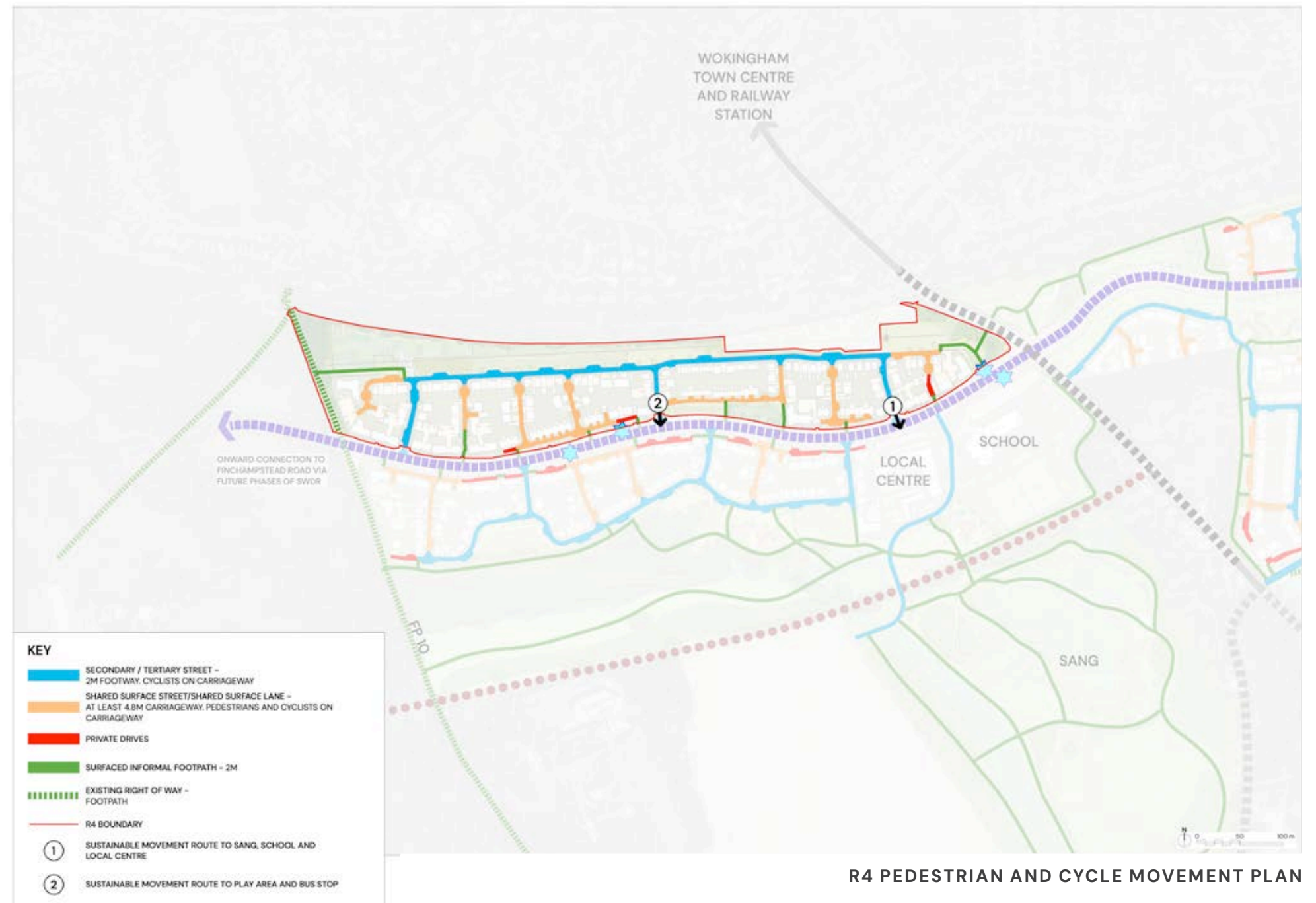
YEARS: 6
 DEVELOPER: MILLER HOMES
 TOTAL UNITS: 38
 REFER TO PAGES 54 – 55 FOR SUB-PHASING



R7 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R4

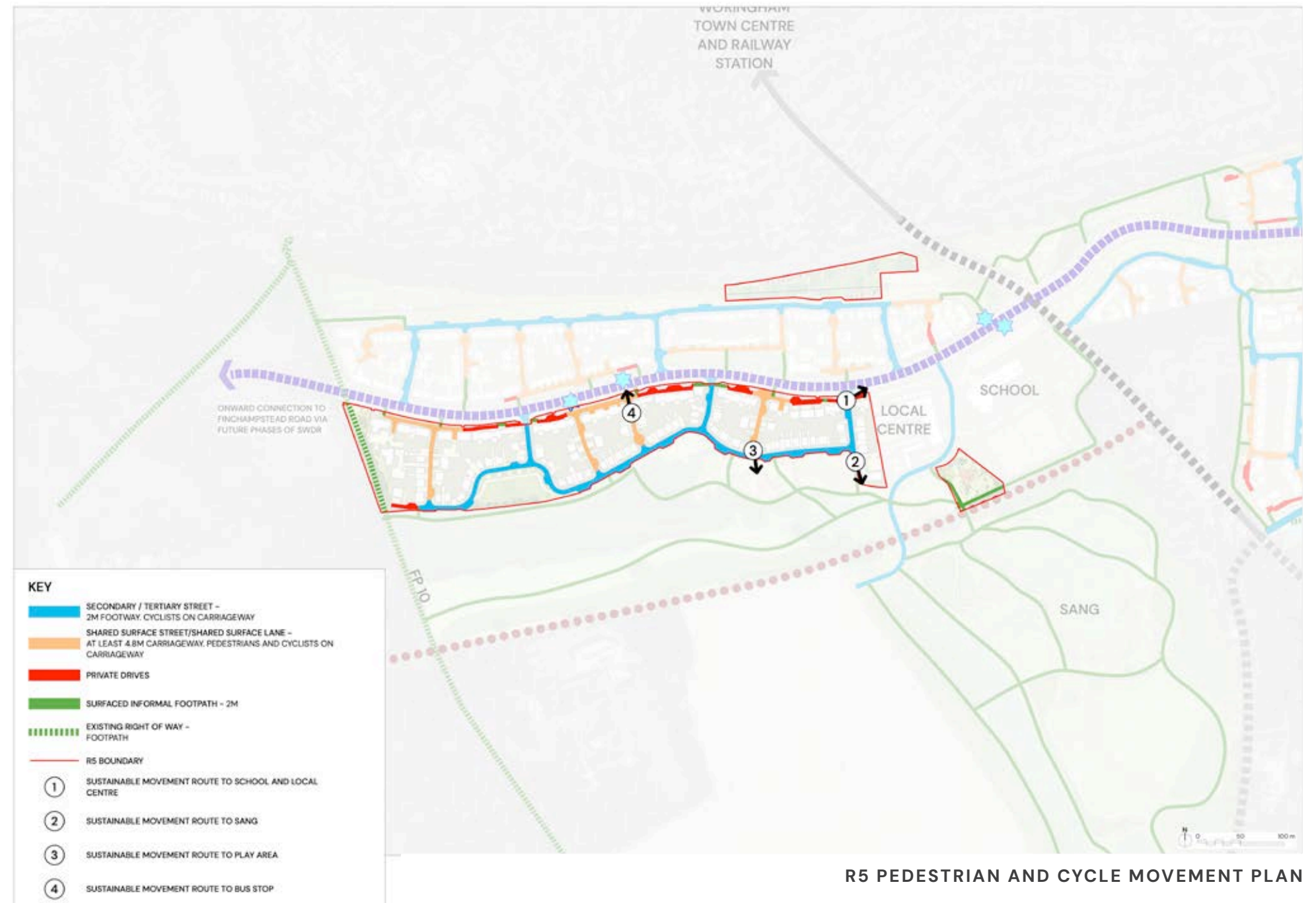
YEARS: 7-8
 DEVELOPER: MILLER HOMES & KIER VENTURES LTD
 TOTAL UNITS: 215
 REFER TO PAGES 58 - 63 FOR SUB-PHASING



R4 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R5

YEARS: 8-9
 DEVELOPER: MILLER HOMES
 TOTAL UNITS: 177
 REFER TO PAGES 66 - 69 FOR SUB-PHASING



R5 PEDESTRIAN AND CYCLE MOVEMENT PLAN

PHASE R9

YEARS: 10
 DEVELOPER: MILLER HOMES
 TOTAL UNITS: 90
 REFER TO PAGES 72 – 73 FOR SUB-PHASING



GREEN INFRASTRUCTURE AND RESIDENTIAL PHASING

5.1. The phasing of the green infrastructure is shown through the strategy, in line with the S106 this phasing is subject to the SWDR Land no longer being required for the construction of the SWDR and soft landscaping will take place during the first planting season following completion.

PHASE R10

YEARS: 1-3
DEVELOPER: MILLER HOMES
TOTAL UNITS: 215
REFER TO PAGES 24 - 29 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	76	35%
PRIVATE	139	65%
TOTAL	215	100%

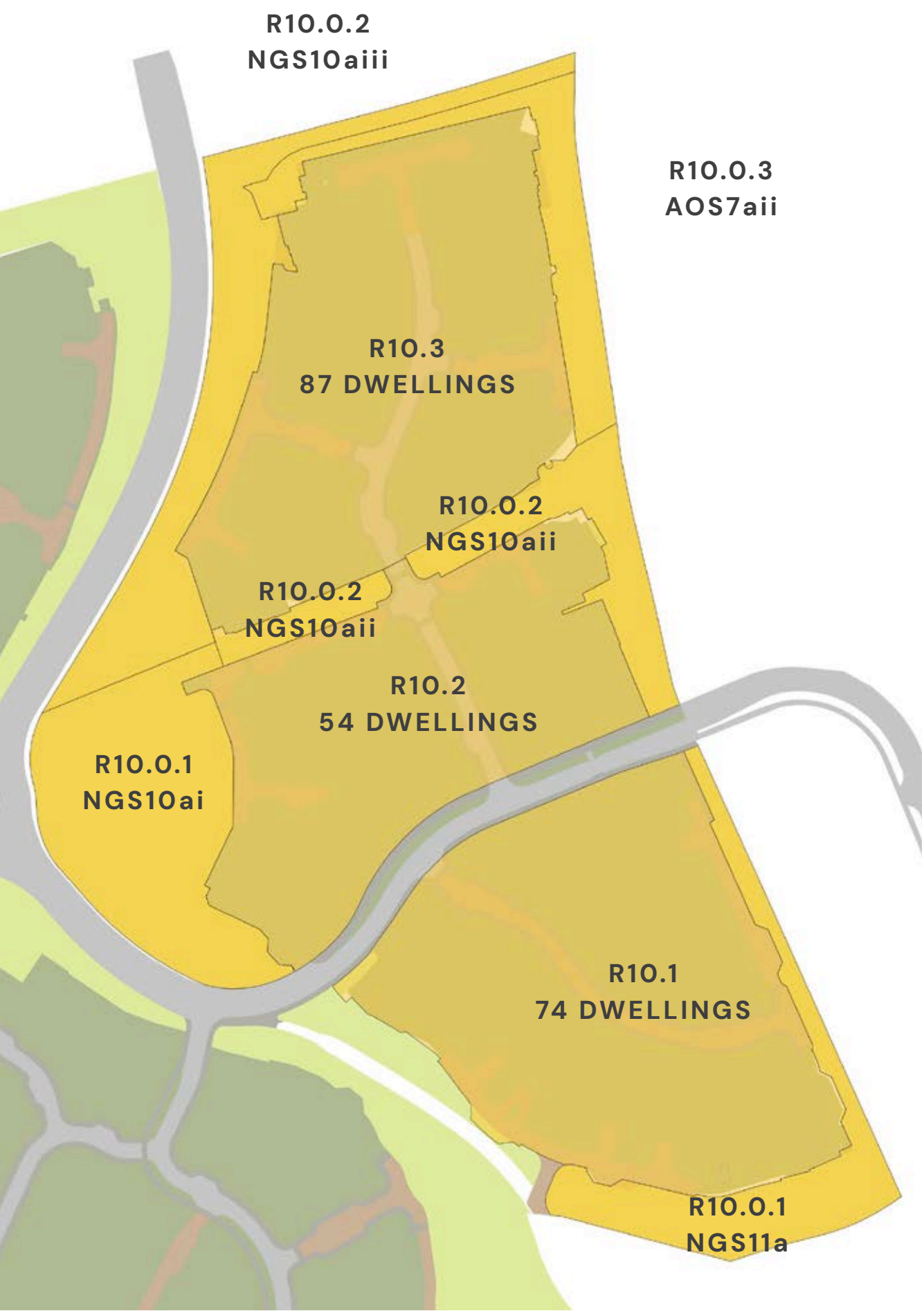
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	17	32%
2-BED APT	14	26%
2-BED HOUSE	10	19%
3-BED HOUSE	10	19%
4-BED HOUSE	2	4%
TOTAL	53	100%

AFFORDABLE (SHARED)		
1-BED APT	0	0%
2-BED APT	0	0%
2-BED HOUSE	8	35%
3-BED HOUSE	15	65%
4-BED HOUSE	-	-
TOTAL	23	100%

PRIVATE		
1-BED APT	20	14%
2-BED APT	20	14%
2-BED HOUSE	21	15%
3-BED HOUSE	71	51%
4-BED HOUSE	7	5%
5-BED HOUSE	-	-
TOTAL	139	100%

MIX	AFFORDABLE RENT/ SOCIAL RENT AND SHARED)		PRIVATE	
1 BED	17	22%	20	14%
2 BED	32	42%	42	30%
3 BED	25	33%	68	49%
4+ BED	2	3%	9	6%
TOTAL	76	100%	139	100%

AFFORDABLE RENT / SOCIAL RENT / SHARED	NO.	MIX (\$106)
1-BED APT	18	23.7%
2-BED APT	20	26.3%
2-BED HOUSE	15	19.7%
3-BED HOUSE	21	27.6%
4-BED HOUSE	2	2.6%
TOTAL	53	100%



PHASE R10.0.1

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.1	R10.1	74	R10 74	NGS10ai	R10 50TH DWELLING
			WS 74	NGS11a	R10 50TH DWELLING



PHASE R10.1

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	42%
PRIVATE	43	58%
TOTAL	74	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	6	11%
2-BED APT	6	11%
2-BED HOUSE	2	4%
3-BED HOUSE	10	19%
4-BED HOUSE	2	4%
TOTAL	26	49%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	13%
3-BED HOUSE	7	88%
4-BED HOUSE	–	–
TOTAL	8	100%
PRIVATE		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	20	14%
3-BED HOUSE	23	17%
4-BED HOUSE	–	–
5-BED HOUSE	–	–
TOTAL	43	31%



PHASE R10.0.2

YEAR: 2
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.2	R10.2	54	R10 128	AOS7ai	R10 100TH DWELLING
			WHOLE SITE 128	NGS10aii	R10 125TH DWELLING
				NGS10aiii (START AROUND THE BASIN)	R10 150TH DWELLING



PHASE R10.2

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	13	24%
PRIVATE	41	76%
TOTAL	54	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	6	11%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	6	11%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	5	22%
3-BED HOUSE	2	9%
4-BED HOUSE	–	–
TOTAL	7	30%
PRIVATE		
1-BED APT	6	4%
2-BED APT	6	4%
2-BED HOUSE	2	1%
3-BED HOUSE	24	17%
4-BED HOUSE	3	2%
5-BED HOUSE	–	–
TOTAL	41	29%



PHASE R10.0.3

YEAR: 3
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.3	R10.3	87	R10 215	NGS10aiii (REMAINING AREA)	R10 150TH DWELLING
			WHOLE SITE 215	AOS7aii	R10 150TH DWELLING



PHASE R10.3

YEAR: 3
DEVELOPER: MILLER HOMES
REFER TO PAGES 22 – 23 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	32	37%
PRIVATE	55	63%
TOTAL	87	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	11	21%
2-BED APT	8	15%
2-BED HOUSE	2	4%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	21	40%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	2	9%
3-BED HOUSE	9	39%
4-BED HOUSE	–	–
TOTAL	11	48%
PRIVATE		
1-BED APT	14	10%
2-BED APT	14	10%
2-BED HOUSE	–	–
3-BED HOUSE	19	14%
4-BED HOUSE	8	6%
5-BED HOUSE	–	–
TOTAL	55	40%



PHASE R11

YEARS: 1-4
DEVELOPER: KIER VENTURES LTD
TOTAL UNITS: 343
REFER TO PAGES 32 - 39 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	120	35%
PRIVATE	223	65%
TOTAL	343	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	21	25%
2-BED APT	9	11%
2-BED HOUSE	35	42%
3-BED HOUSE	16	19%
4-BED HOUSE	3	4%
TOTAL	84	100%
AFFORDABLE (SHARED)		
1-BED APT	9	25%
2-BED APT	1	3%
2-BED HOUSE	16	44%
3-BED HOUSE	8	22%
4-BED HOUSE	2	6%
TOTAL	36	100%
PRIVATE		
1-BED APT	20	9%
2-BED APT	11	5%
2-BED HOUSE	24	11%
3-BED HOUSE	116	52%
4-BED HOUSE	46	21%
5-BED HOUSE	6	3%
TOTAL	223	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	30	25%	20	9%
2 BED	61	51%	35	16%
3 BED	24	20%	116	52%
4+ BED	5	4%	52	23%
TOTAL	120	100%	223	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			30	25.00%
2-BED APT			10	8.33%
2-BED HOUSE			51	42.50%
3-BED HOUSE			24	20.00%
4-BED HOUSE			5	4.17%
TOTAL			120	100%



PHASE R11.0.1

YEAR: 1
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.0.1	R11.1	96	R11 96	NGS9ii	COMBINED 100TH DWELLING R10/R11
			WHOLE SITE 311	NGS9iii	COMBINED 100TH DWELLING R10/R11



PHASE R11.1

YEAR: 1
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

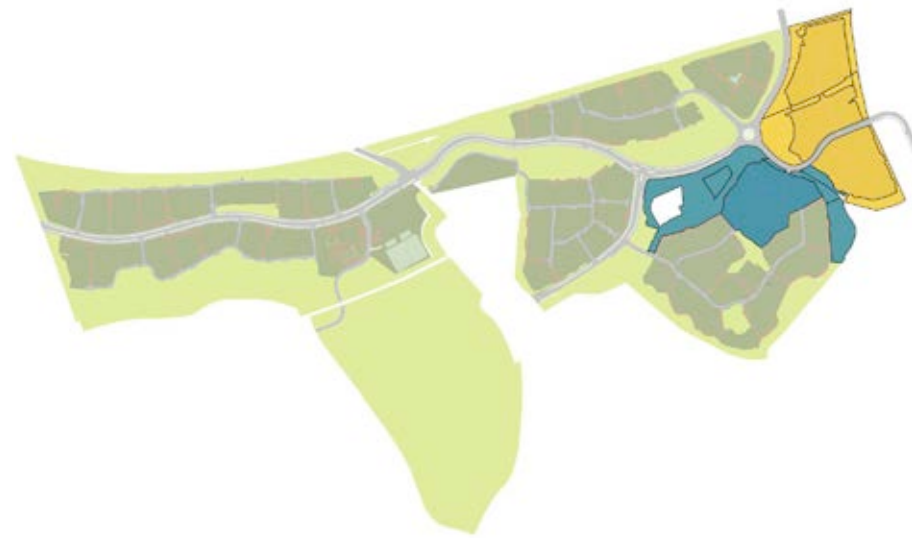
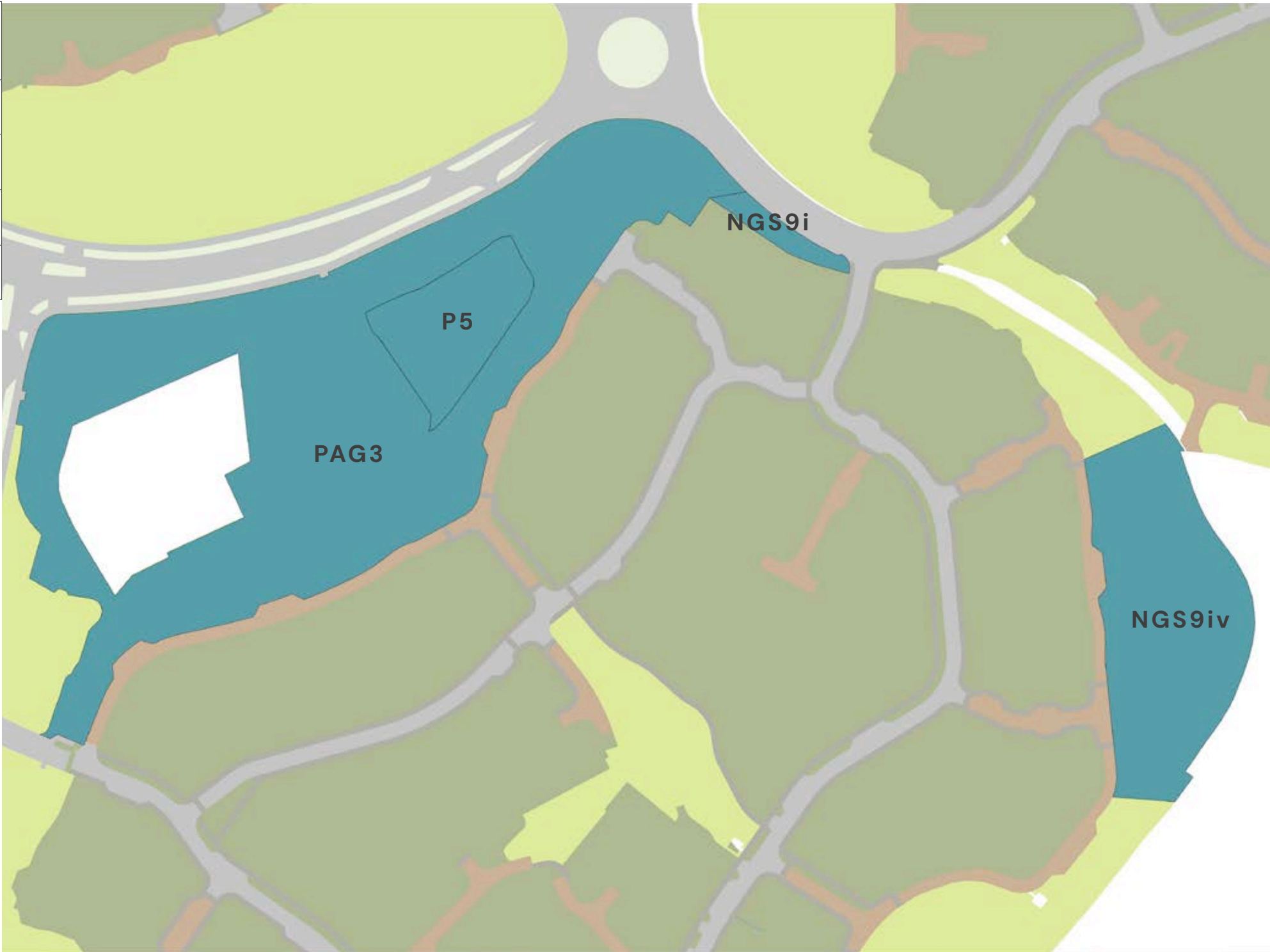
HOUSING TYPE	NO.	MIX.
AFFORDABLE	45	47%
PRIVATE	51	53%
TOTAL	96	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	3	4%
2-BED APT	6	7%
2-BED HOUSE	16	19%
3-BED HOUSE	4	5%
4-BED HOUSE	-	-
TOTAL	29	35%
AFFORDABLE (SHARED)		
1-BED APT	9	25%
2-BED APT	1	3%
2-BED HOUSE	3	8%
3-BED HOUSE	3	8%
4-BED HOUSE	-	-
TOTAL	16	44%
PRIVATE		
1-BED APT	2	1%
2-BED APT	4	2%
2-BED HOUSE	3	1%
3-BED HOUSE	34	15%
4-BED HOUSE	8	4%
5-BED HOUSE	-	-
TOTAL	51	23%



PHASE R11.0.2

YEAR: 2
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.0.2	R11.2	79	R11 175	P5	100TH DWELLING R11
				PAG3	100TH DWELLING R11
			WHOLE SITE 388	NGS9i	100TH DWELLING R11
				NGS9iv	150TH DWELLING R11



PHASE R11.2

YEAR: 2
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	22%
PRIVATE	62	78%
TOTAL	79	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	2	2%
2-BED HOUSE	5	6%
3-BED HOUSE	1	1%
4-BED HOUSE	-	-
TOTAL	8	10%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	7	19%
3-BED HOUSE	2	6%
4-BED HOUSE	-	-
TOTAL	9	25%
PRIVATE		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	4%
3-BED HOUSE	28	13%
4-BED HOUSE	22	10%
5-BED HOUSE	2	1%
TOTAL	62	28%



PHASE R11.0.3

YEAR: 3
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.0.3	R11.3	112	R11 287 WHOLE SITE 502	AOS4	250TH DWELLING R11
				NGS6i	250TH DWELLING R11
				NGS8	250TH DWELLING R11
				NGS9v	250TH DWELLING R11
				A3	COMBINED 250TH DWELLING R11/R13



PHASE R11.3

YEAR: 3
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	53	47%
PRIVATE	59	53%
TOTAL	112	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	18	21%
2-BED APT	1	1%
2-BED HOUSE	12	14%
3-BED HOUSE	9	11%
4-BED HOUSE	2	2%
TOTAL	42	50%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	17%
3-BED HOUSE	3	8%
4-BED HOUSE	2	6%
TOTAL	11	31%
PRIVATE		
1-BED APT	3	1%
2-BED APT	7	3%
2-BED HOUSE	7	3%
3-BED HOUSE	33	15%
4-BED HOUSE	9	4%
5-BED HOUSE	-	-
TOTAL	59	26%



PHASE R11.0.4

YEAR: 4
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.0.4	R11.4	56	R11 343	NGS9vi	300TH DWELLING R11
			WHOLE SITE 558		



PHASE R11.4

YEAR: 4
DEVELOPER: KIER VENTURES
REFER TO PAGES 30-31 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	5	9%
PRIVATE	51	91%
TOTAL	56	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	2	2%
3-BED HOUSE	2	2%
4-BED HOUSE	1	1%
TOTAL	5	6%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	-	-
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	-	-
PRIVATE		
1-BED APT	15	7%
2-BED APT	-	-
2-BED HOUSE	4	2%
3-BED HOUSE	21	9%
4-BED HOUSE	7	3%
5-BED HOUSE	4	2%
TOTAL	51	23%



PHASE R13

YEARS: 4-5
DEVELOPER: MILLER HOMES
TOTAL UNITS: 177
REFER TO PAGES 42 – 45 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	62	35%
PRIVATE	115	65%
TOTAL	177	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	24	56%
2-BED APT	1	2%
2-BED HOUSE	15	35%
3-BED HOUSE	2	5%
4-BED HOUSE	1	2%
TOTAL	43	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	53%
3-BED HOUSE	7	37%
4-BED HOUSE	2	11%
TOTAL	19	100%
PRIVATE		
1-BED APT	3	3%
2-BED APT	11	10%
2-BED HOUSE	15	13%
3-BED HOUSE	66	57%
4-BED HOUSE	20	17%
5-BED HOUSE	-	-
TOTAL	115	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	24	39%	3	3%
2 BED	26	42%	26	23%
3 BED	9	15%	66	57%
4+ BED	3	5%	20	17%
TOTAL	62	100%	115	100%

AFFORDABLE RENT / SOCIAL RENT AND SHARED		MIX (\$106)
1-BED APT	24	37.50%
2-BED APT	0	0.00%
2-BED HOUSE	25	39.06%
3-BED HOUSE	12	18.75%
4-BED HOUSE	3	4.69%
TOTAL	64	100.00%



PHASE R13.0.1

YEAR: 4
DEVELOPER: MILLER HOMES
REFER TO PAGES 40 – 41 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R13.O.1	R13.1	110	R13 110	P3	100TH DWELLING R13
			WHOLE SITE 668	PAG1	100TH DWELLING R13
				NGS6ii	100TH DWELLING R13



PHASE R13.1

YEAR: 4
DEVELOPER: MILLER HOMES
REFER TO PAGES 40 – 41 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	44	40%
PRIVATE	66	60%
TOTAL	110	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	28%
2-BED APT	–	–
2-BED HOUSE	14	33%
3-BED HOUSE	2	5%
4-BED HOUSE	1	2%
TOTAL	29	67%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	6	40%
3-BED HOUSE	7	47%
4-BED HOUSE	2	13%
TOTAL	15	100%
PRIVATE		
1-BED APT	3	3%
2-BED APT	9	8%
2-BED HOUSE	4	3%
3-BED HOUSE	38	33%
4-BED HOUSE	12	10%
5-BED HOUSE	–	–
TOTAL	66	57%



PHASE R13.0.2

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 40 – 41 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R13.O.2	R13.2	67	R13 177 WHOLE SITE 735		

PHASE R13.2

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 40 – 41 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	26%
PRIVATE	49	74%
TOTAL	67	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	28%
2-BED APT	1	2%
2-BED HOUSE	1	2%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	14	33%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	100%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	4	100%
PRIVATE		
1-BED APT	-	-
2-BED APT	2	2%
2-BED HOUSE	11	10%
3-BED HOUSE	28	24%
4-BED HOUSE	8	7%
5-BED HOUSE	-	-
TOTAL	49	43%



PHASE R8

YEARS: 5-6
DEVELOPER: KIER VENTURES LTD
TOTAL UNITS: 179
REFER TO PAGES 48 - 51 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	64	36%
PRIVATE	115	64%
TOTAL	179	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	18	40%
2-BED APT	4	9%
2-BED HOUSE	17	38%
3-BED HOUSE	6	13%
4-BED HOUSE	-	-
TOTAL	45	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	1	5%
2-BED HOUSE	8	42%
3-BED HOUSE	8	42%
4-BED HOUSE	2	11%
TOTAL	19	100%
PRIVATE		
1-BED APT	18	16%
2-BED APT	14	12%
2-BED HOUSE	14	12%
3-BED HOUSE	68	59%
4-BED HOUSE	1	1%
5-BED HOUSE	-	-
TOTAL	115	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	18	28%	18	16%
2 BED	30	47%	28	24%
3 BED	14	22%	68	59%
4+ BED	2	3%	1	1%
TOTAL	64	100%	115	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED			MIX (S106)	
1-BED APT		18	27.69%	
2-BED APT		0	0.00%	
2-BED HOUSE		30	46.15%	
3-BED HOUSE		15	23.08%	
4-BED HOUSE		2	3.08%	
TOTAL		65	100.00%	



PHASE R8.0.1

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R8.0.1	R8.1	88	R8 88 WHOLE SITE 823	C1	50TH DWELLING R8
				AOS2ii	50TH DWELLING R8
				NGS7ii	50TH DWELLING R8



PHASE R8.1

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 - 47 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	34	39%
PRIVATE	54	61%
TOTAL	88	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	20%
2-BED APT	3	7%
2-BED HOUSE	8	18%
3-BED HOUSE	2	4%
4-BED HOUSE	-	-
TOTAL	22	49%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	5	42%
3-BED HOUSE	7	58%
4-BED HOUSE	-	-
TOTAL	12	100%
PRIVATE		
1-BED APT	6	5%
2-BED APT	8	7%
2-BED HOUSE	8	7%
3-BED HOUSE	31	27%
4-BED HOUSE	1	1%
5-BED HOUSE	-	-
TOTAL	54	47%



PHASE R8.0.2

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R8.0.2	R8.2	91	R8 179 WHOLE SITE 914	P4	100TH DWELLING R8
				AOS3	100TH DWELLING R8
				PAG2	100TH DWELLING R8



PHASE R8.2

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	30	33%
PRIVATE	61	67%
TOTAL	91	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	20%
2-BED APT	1	2%
2-BED HOUSE	9	20%
3-BED HOUSE	4	9%
4-BED HOUSE	-	-
TOTAL	23	51%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	1	14%
2-BED HOUSE	3	43%
3-BED HOUSE	1	14%
4-BED HOUSE	2	29%
TOTAL	7	100%
PRIVATE		
1-BED APT	12	10%
2-BED APT	6	5%
2-BED HOUSE	6	5%
3-BED HOUSE	37	32%
4-BED HOUSE	-	-
5-BED HOUSE	-	-
TOTAL	61	53%

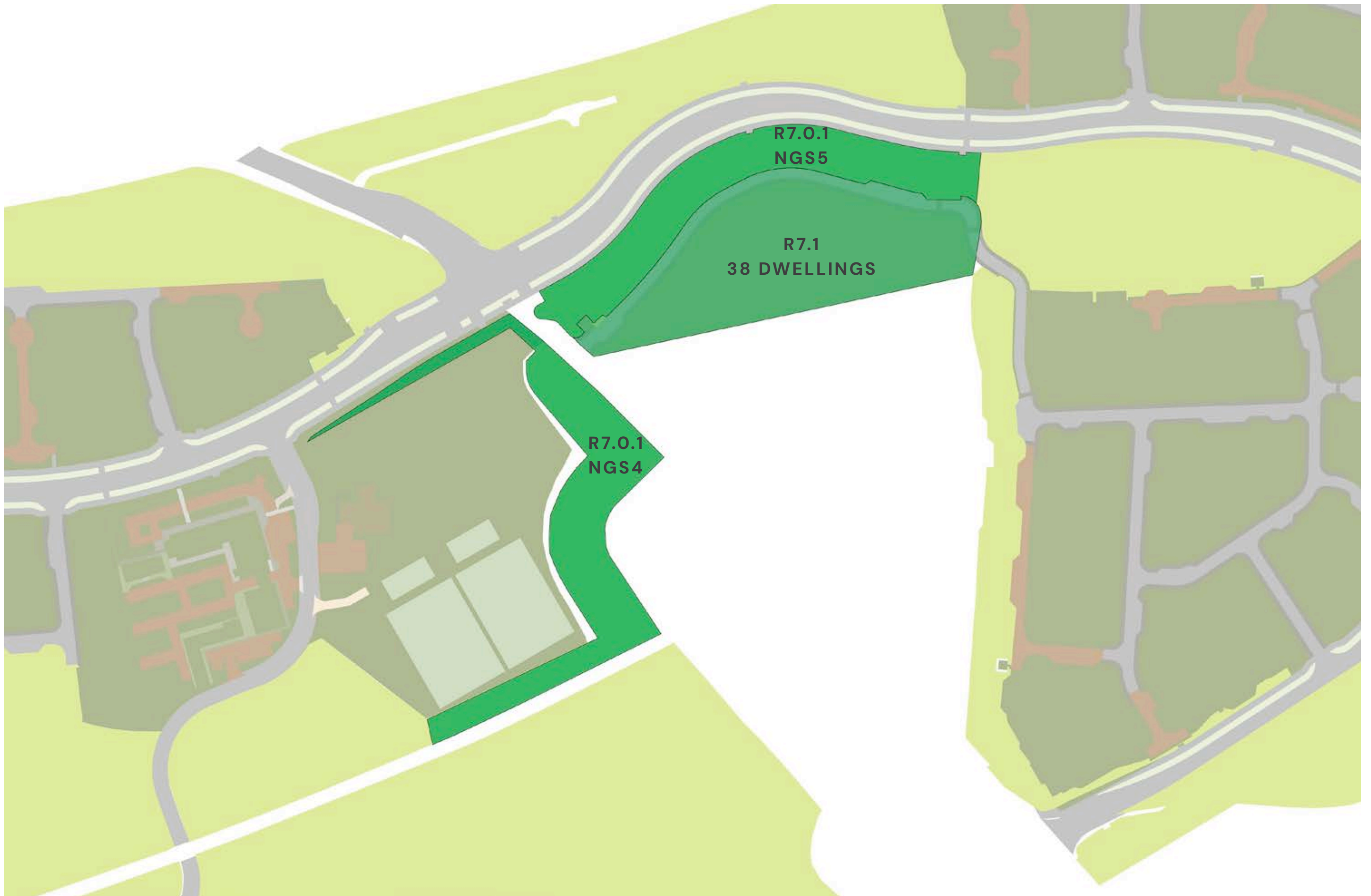


PHASE R7

YEARS: 6
DEVELOPER: MILLER HOMES
TOTAL UNITS: 38
REFER TO PAGES 54 – 55 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	14	37%
PRIVATE	24	63%
TOTAL	38	–
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	2	20%
2-BED HOUSE	4	40%
3-BED HOUSE	4	40%
4-BED HOUSE	–	–
TOTAL	10	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	25%
3-BED HOUSE	1	25%
4-BED HOUSE	2	50%
TOTAL	4	100%
PRIVATE		
1-BED APT	4	17%
2-BED APT	6	25%
2-BED HOUSE	–	–
3-BED HOUSE	11	46%
4-BED HOUSE	3	13%
5-BED HOUSE	–	–
TOTAL	24	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	0	0%	4	17%
2 BED	7	50%	6	25%
3 BED	5	36%	11	46%
4+ BED	2	14%	3	13%
TOTAL	14	100%	24	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			0	0
2-BED APT			0	0.00%
2-BED HOUSE			7	50.00%
3-BED HOUSE			5	35.71%
4-BED HOUSE			2	14.29%
TOTAL			14	100.00%



PHASE R7.0.1

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 52 – 53 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R7.0.1	R7.1	38	R7 38	NGS5	FINAL DWELLING R7
			WHOLE SITE 952	NGS4	TBC



PHASE R7.1

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 52 – 53 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	14	37%
PRIVATE	24	63%
TOTAL	38	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	2	20%
2-BED HOUSE	4	40%
3-BED HOUSE	4	40%
4-BED HOUSE	–	–
TOTAL	10	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	25%
3-BED HOUSE	1	25%
4-BED HOUSE	2	50%
TOTAL	4	100%
PRIVATE		
1-BED APT	4	17%
2-BED APT	6	25%
2-BED HOUSE	–	–
3-BED HOUSE	11	46%
4-BED HOUSE	3	13%
5-BED HOUSE	–	–
TOTAL	24	100%



PHASE R4

YEARS: 7-8
DEVELOPER: MILLER HOMES KIER VENTURES LTD
TOTAL UNITS: 215
REFER TO PAGES 58 – 63 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	75	35%
PRIVATE	140	65%
TOTAL	215	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	15	29%
2-BED APT	6	12%
2-BED HOUSE	27	52%
3-BED HOUSE	4	8%
4-BED HOUSE	-	-
TOTAL	52	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	16	70%
3-BED HOUSE	5	22%
4-BED HOUSE	2	9%
TOTAL	23	100%
PRIVATE		
1-BED APT	6	4%
2-BED APT	21	15%
2-BED HOUSE	7	5%
3-BED HOUSE	93	66%
4-BED HOUSE	13	9%
5-BED HOUSE	-	-
TOTAL	140	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	15	20%	6	4%
2 BED	49	65%	28	20%
3 BED	9	12%	93	66%
4+ BED	2	3%	13	9%
TOTAL	75	100%	140	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			15	20.00%
2-BED APT			6	8.00%
2-BED HOUSE			34	45.33%
3-BED HOUSE			18	24.00%
4-BED HOUSE			2	2.67%
TOTAL			75	100.00%



PHASE R4.0.1

YEAR: 7
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.0.1	R4.1	69	R4 69		
			WHOLE SITE 1021		

PHASE R4.1

YEAR: 7
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	24	35%
PRIVATE	45	65%
TOTAL	69	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	23%
2-BED APT	-	-
2-BED HOUSE	3	6%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	15	29%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	67%
3-BED HOUSE	3	33%
4-BED HOUSE	-	-
TOTAL	9	100%
PRIVATE		
1-BED APT	3	2%
2-BED APT	9	6%
2-BED HOUSE	3	2%
3-BED HOUSE	23	16%
4-BED HOUSE	7	5%
5-BED HOUSE	-	-
TOTAL	45	32%



PHASE R4.0.2

YEAR: 8
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.0.2	R4.2	50	R4 119	AOS1a	100TH DWELLING R4
			WHOLE SITE 1071	NGS1	100TH DWELLING R4
				NGS3	100TH DWELLING R4



PHASE R4.2

YEAR: 8
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW



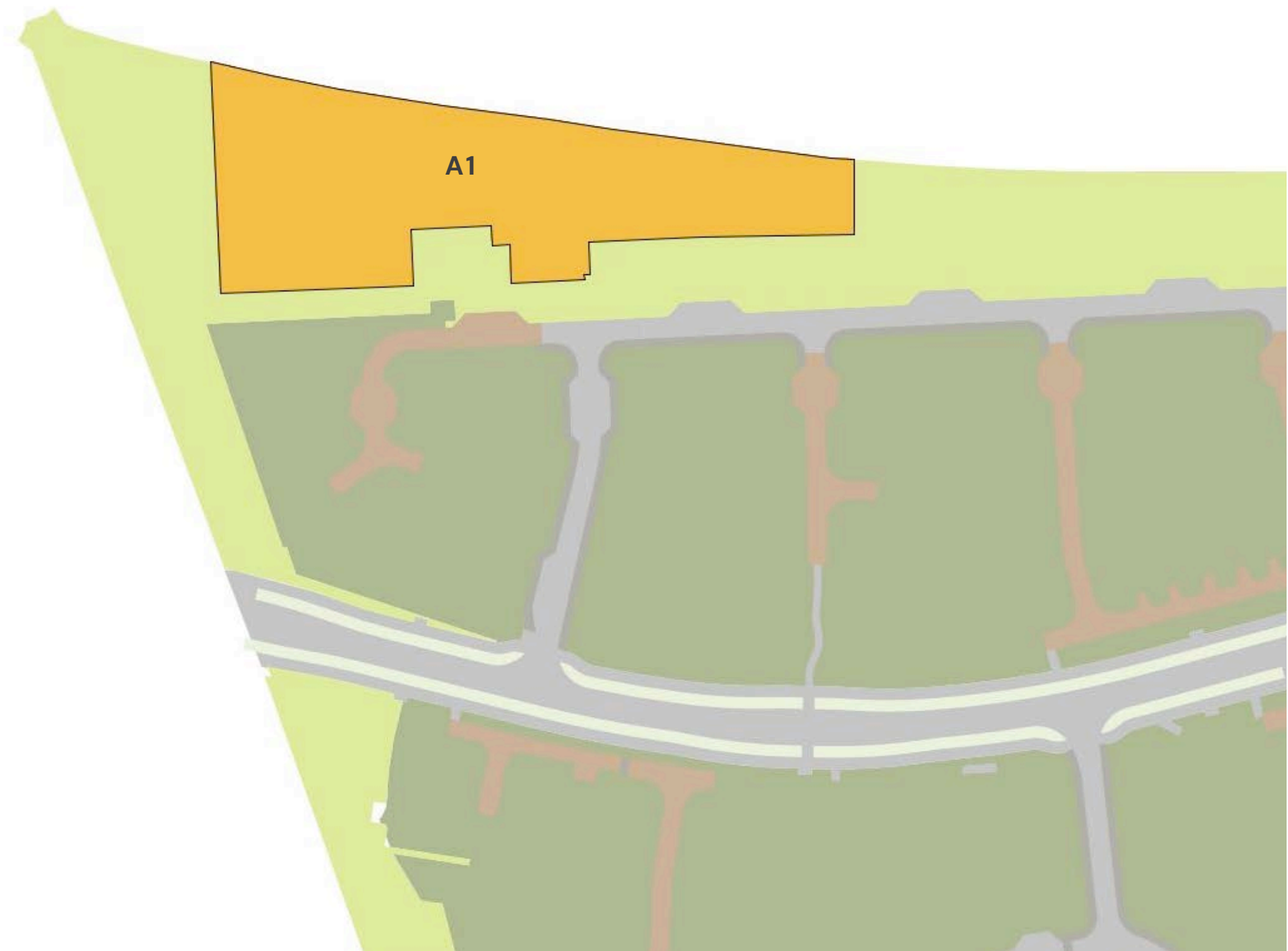
HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	34%
PRIVATE	33	66%
TOTAL	50	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	9	69%
3-BED HOUSE	4	31%
4-BED HOUSE	-	-
TOTAL	13	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	100%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	4	100%
PRIVATE		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	5	4%
3-BED HOUSE	26	19%
4-BED HOUSE	2	1%
5-BED HOUSE	-	-
TOTAL	33	24%



PHASE R4.0.3

YEAR: 7
DEVELOPER: MILLER HOMES
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.0.3	R4.3	96	R4 215 WHOLE SITE 1167	A1	COMBINED 200TH R4/R5

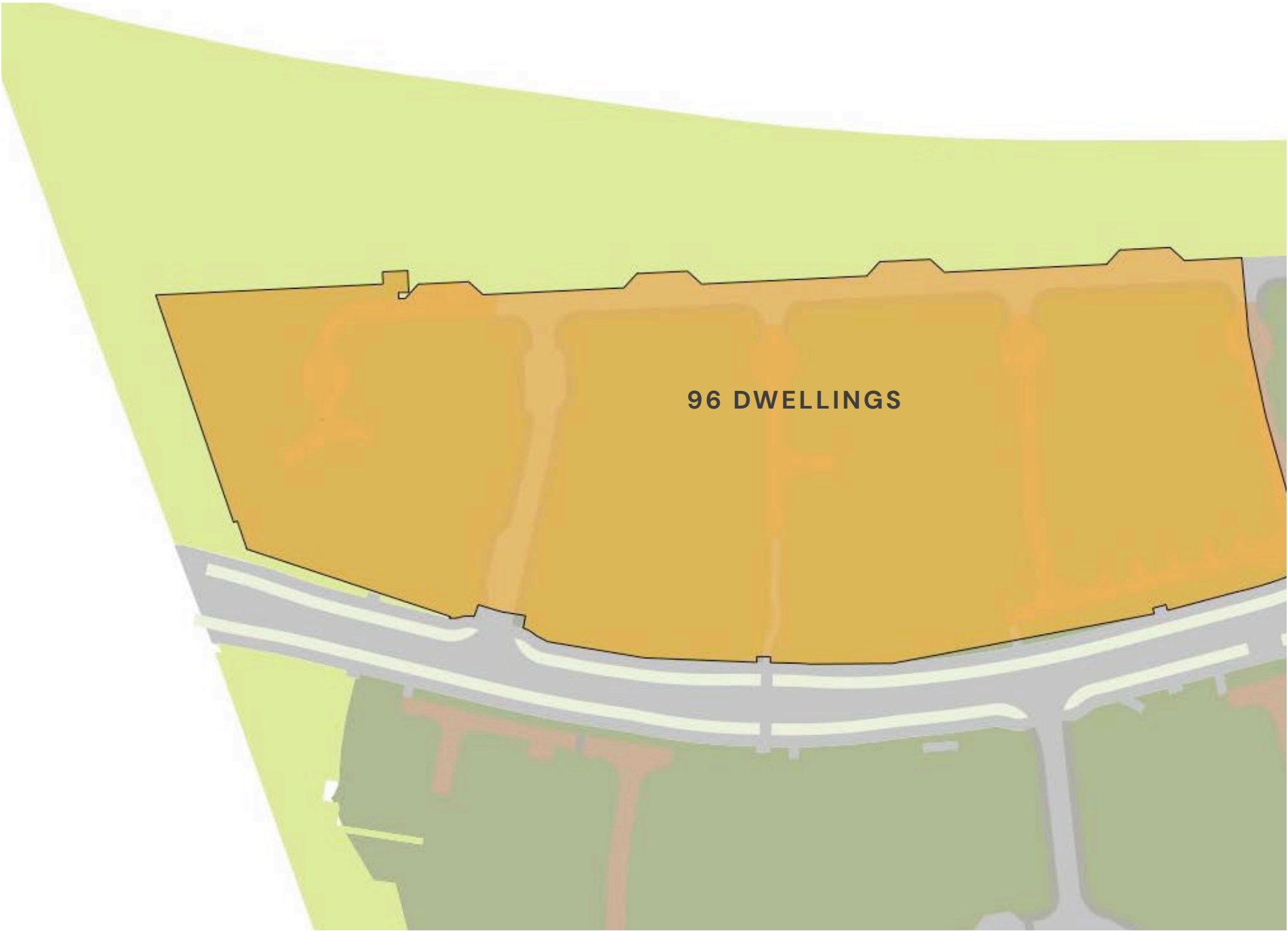


PHASE R4.3

YEAR: 7
DEVELOPER: MILLER HOMES
REFER TO PAGES 56 – 57 FOR WHOLE PHASE OVERVIEW



HOUSING TYPE	NO.	MIX.
AFFORDABLE	34	35%
PRIVATE	62	65%
TOTAL	96	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	3	13%
2-BED APT	6	25%
2-BED HOUSE	15	63%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	24	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	60%
3-BED HOUSE	2	20%
4-BED HOUSE	2	20%
TOTAL	10	100%
PRIVATE		
1-BED APT	3	2%
2-BED APT	9	6%
2-BED HOUSE	2	1%
3-BED HOUSE	44	31%
4-BED HOUSE	4	3%
5-BED HOUSE	-	-
TOTAL	62	44%



PHASE R5

YEARS: 8-9
DEVELOPER: MILLER HOMES
TOTAL UNITS: 177
REFER TO PAGES 66 - 69 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	62	35%
PRIVATE	115	65%
TOTAL	177	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	21%
2-BED APT	-	-
2-BED HOUSE	18	42%
3-BED HOUSE	16	37%
4-BED HOUSE	-	-
TOTAL	43	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	53%
3-BED HOUSE	7	37%
4-BED HOUSE	2	11%
TOTAL	19	100%
PRIVATE		
1-BED APT	10	9%
2-BED APT	11	10%
2-BED HOUSE	12	10%
3-BED HOUSE	62	54%
4-BED HOUSE	20	17%
5-BED HOUSE	-	-
TOTAL	115	100%

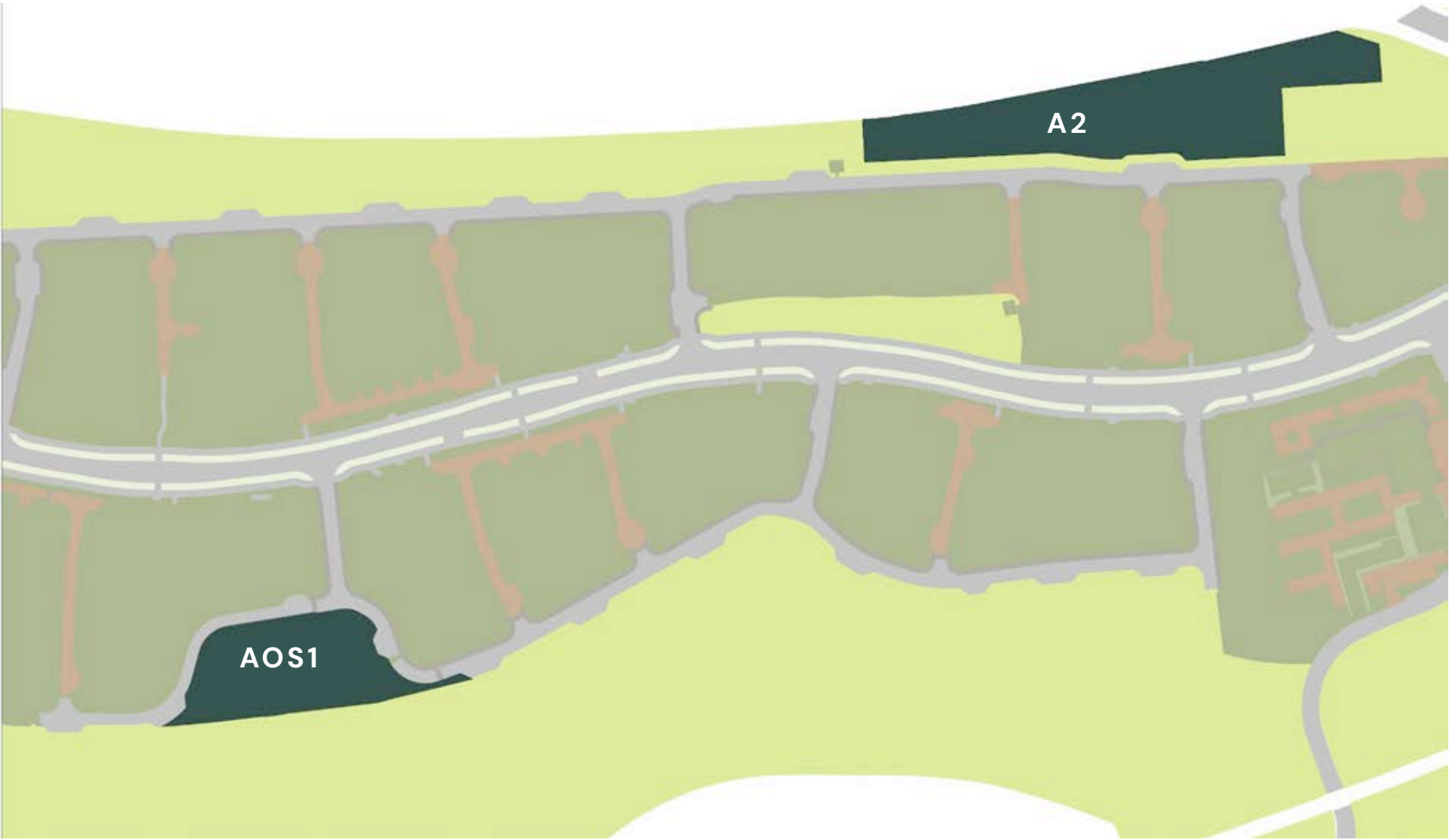
MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	9	15%	10	9%
2 BED	28	45%	23	20%
3 BED	23	37%	62	54%
4+ BED	2	3%	20	17%
TOTAL	62	100%	115	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (\$106)
1-BED APT			9	15%
2-BED APT			0	0%
2-BED HOUSE			33	53%
3-BED HOUSE			18	29%
4-BED HOUSE			2	3%
TOTAL			62	100%



PHASE R5.0.1

YEAR: 8
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R5.0.1	R5.1	90	R5 90	AOS1	75TH DWELLING R5
			WHOLE SITE 1257	P2	1200TH DWELLING WS
				A2	COMBINED 100TH R5/R7



PHASE R5.1

YEAR: 8
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	27	30%
PRIVATE	63	70%
TOTAL	90	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	21%
2-BED APT	-	-
2-BED HOUSE	7	16%
3-BED HOUSE	2	5%
4-BED HOUSE	-	-
TOTAL	18	42%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	44%
3-BED HOUSE	3	33%
4-BED HOUSE	2	22%
TOTAL	9	100%
PRIVATE		
1-BED APT	7	6%
2-BED APT	5	4%
2-BED HOUSE	10	9%
3-BED HOUSE	31	27%
4-BED HOUSE	10	9%
5-BED HOUSE	-	-
TOTAL	63	55%



PHASE R5.0.2

YEAR: 9
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

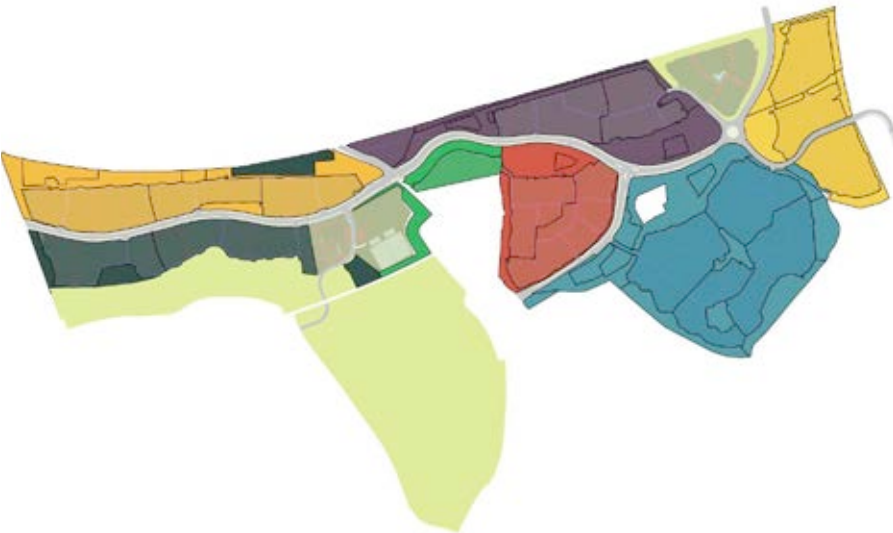
PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R5.0.2	R5.2	87	R5 177 WHOLE SITE 1344	NGS2	150TH DWELLING R5



PHASE R5.2

YEAR: 9
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	35	40%
PRIVATE	52	60%
TOTAL	87	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	11	26%
3-BED HOUSE	14	33%
4-BED HOUSE	–	–
TOTAL	25	58%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	6	0.6%
3-BED HOUSE	4	0.4%
4-BED HOUSE	–	–
TOTAL	10	1%
PRIVATE		
1-BED APT	3	3%
2-BED APT	6	5%
2-BED HOUSE	2	2%
3-BED HOUSE	31	27%
4-BED HOUSE	10	9%
5-BED HOUSE	–	–
TOTAL	52	45%



PHASE R9

YEARS: 10
DEVELOPER: MILLER HOMES
TOTAL UNITS: 90
REFER TO PAGES 72 – 73 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	34%
PRIVATE	59	66%
TOTAL	90	–
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	55%
2-BED APT	2	9%
2-BED HOUSE	1	5%
3-BED HOUSE	6	27%
4-BED HOUSE	1	5%
TOTAL	22	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	4	44%
3-BED HOUSE	4	44%
4-BED HOUSE	1	11%
TOTAL	9	100%
PRIVATE		
1-BED APT	3	5%
2-BED APT	10	17%
2-BED HOUSE	13	22%
3-BED HOUSE	26	44%
4-BED HOUSE	7	12%
5-BED HOUSE	–	–
TOTAL	59	100%

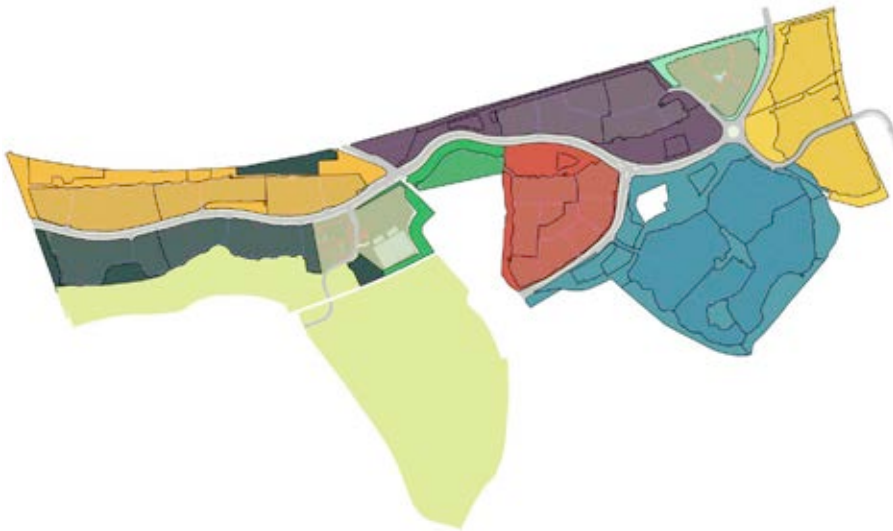
MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	12	39%	3	5%
2 BED	7	23%	23	39%
3 BED	10	32%	26	44%
4+ BED	2	6%	7	12%
TOTAL	31	100%	59	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			12	38.71%
2-BED APT			0	0.00%
2-BED HOUSE			7	22.58%
3-BED HOUSE			10	32.26%
4-BED HOUSE			2	6.45%
TOTAL			31	100.00%



PHASE R9.0.1

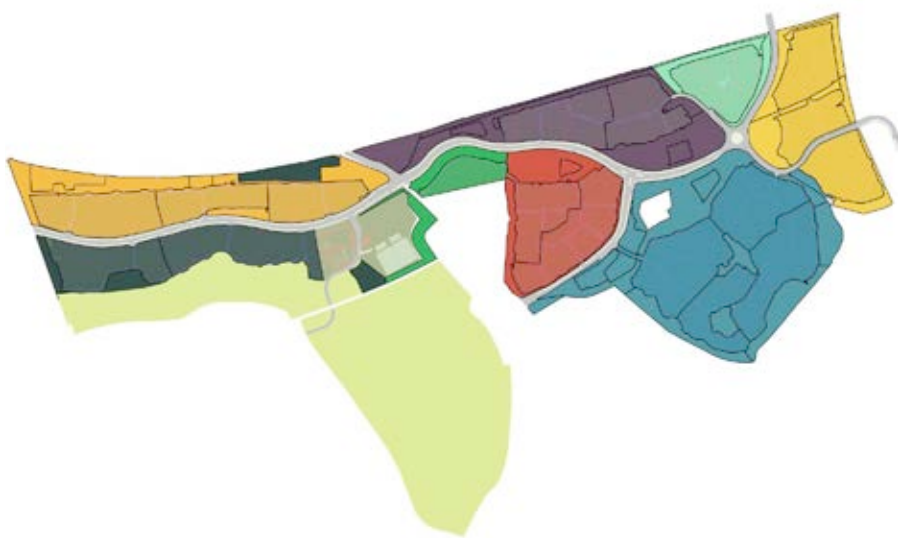
YEAR: 10
DEVELOPER: MILLER HOMES
REFER TO PAGES 70 – 71 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R9.0.1	R9.1	90	R9 90	AOS2i	50TH DWELLING R9
			WHOLE SITE 1434	NGS7i	50TH DWELLING R9



PHASE R9.1

YEAR: 10
DEVELOPER: MILLER HOMES
REFER TO PAGES 70 - 71 FOR WHOLE PHASE OVERVIEW



HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	34%
PRIVATE	59	66%
TOTAL	90	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	55%
2-BED APT	2	9%
2-BED HOUSE	1	5%
3-BED HOUSE	6	27%
4-BED HOUSE	1	5%
TOTAL	22	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	44%
3-BED HOUSE	4	44%
4-BED HOUSE	1	11%
TOTAL	9	100%
PRIVATE		
1-BED APT	3	5%
2-BED APT	10	17%
2-BED HOUSE	13	22%
3-BED HOUSE	26	44%
4-BED HOUSE	7	12%
5-BED HOUSE	-	-
TOTAL	59	100%



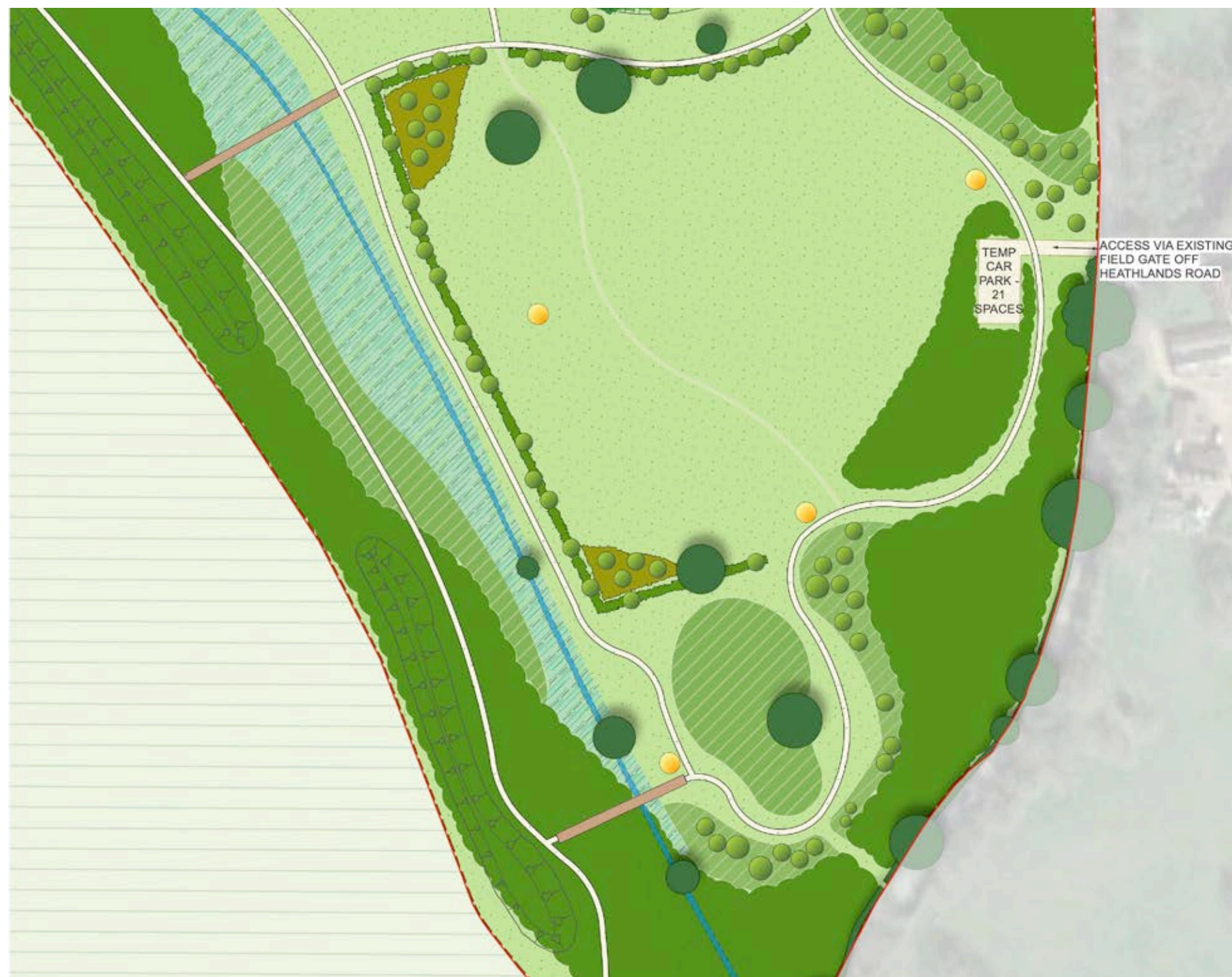
NEIGHBOURHOOD CENTRE

NEIGHBOURHOOD CENTRE INCORPORATING CIVIC SPACE

- 6.1. The neighbourhood centre will come forward alongside parcel R5 circa 1,300 homes. The neighbourhood centre will include civic space, no more than 500m² for class A1 convenience retail, 330m² for other town centre uses (class A1 shops, A2 financial and professional services, A3 restaurants and cafés, A4 Drinking establishments and A5 hot food takeaways), a 700m² community building, a two-form entry primary school and dwellings, and also state that the area is subject to Condition 5, which requires a design brief to be submitted, which sets out the general layout, form and design principles, the uses, the landscape, the civic space, access, lighting, recycling facilities and public art.

CAR CLUB

- 6.2. A car club will come forward alongside the neighbourhood centre parking for sang visitors prior to the permanent provision in the neighbourhood centre becoming operational
- 6.3. Car parking is to be provided off Heathlands Road in a temporary car park that is to be sized to accommodate 21 spaces that will be available from the SANG becoming operational. The plan below shows the broad location of the temporary car park. Once the permanent car park is available in the neighbourhood centre, the temporary car park is to be removed within the following planting season to allow replacement planting to take place and the ground made good as required.



SANG TEMPORARY CAR PARK LOCATION

PUBLIC ART

PUBLIC ART

- 6.4. In line with the Public Art Strategy (P19-0052_44C) public art will be located in a number of locations across the Phase 2B development. A broad summary of the locations is listed below;
- Within Holme Park SANG (Yellow dashed line and asterix)
 - Neighbourhood Centre (blue dashed line and asterix)
 - Central Parkland (purple dashed line and asterix)
- 6.5. Pieces within Holme Park SANG will set out following the final completion of the hard and soft landscaping throughout the entirety of the Holme Park SANG.
- 6.6. Pieces within the Neighbourhood Centre will set out following the completion of the hard and soft landscaping within the Neighbourhood Centre.
- 6.7. Pieces within Central Parkland will set out following the completion of the hard and soft landscaping within all areas (PAG1, PAG2 & PAG3) of the central parks and gardens.



PUBLIC ART LOCATION

EARLY DELIVERY OF LANDSCAPING

EARLY DELIVERY OF LANDSCAPING REQUIRED TO MITIGATE IMPACT ON LISTED BUILDING

BRITON'S FARM

- 6.8. Areas of landscaping within PAG3 (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Briton's Farm. The planting buffer should therefore be planted during the first planting season once construction has commenced on R11. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.

LOCK'S HOUSE AND BARN

- 6.9. Landscaping within NGS11a and NGS9iv (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Lock's House and Lock's Barn. The planting buffer should therefore be planted during the first planting season once construction has commenced on R10 and R11. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.

WOODS FARM

- 6.10. Landscaping within NGS6ii (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Woods Farm. The planting buffer should therefore be planted during the first planting season once construction has commenced on R13. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.



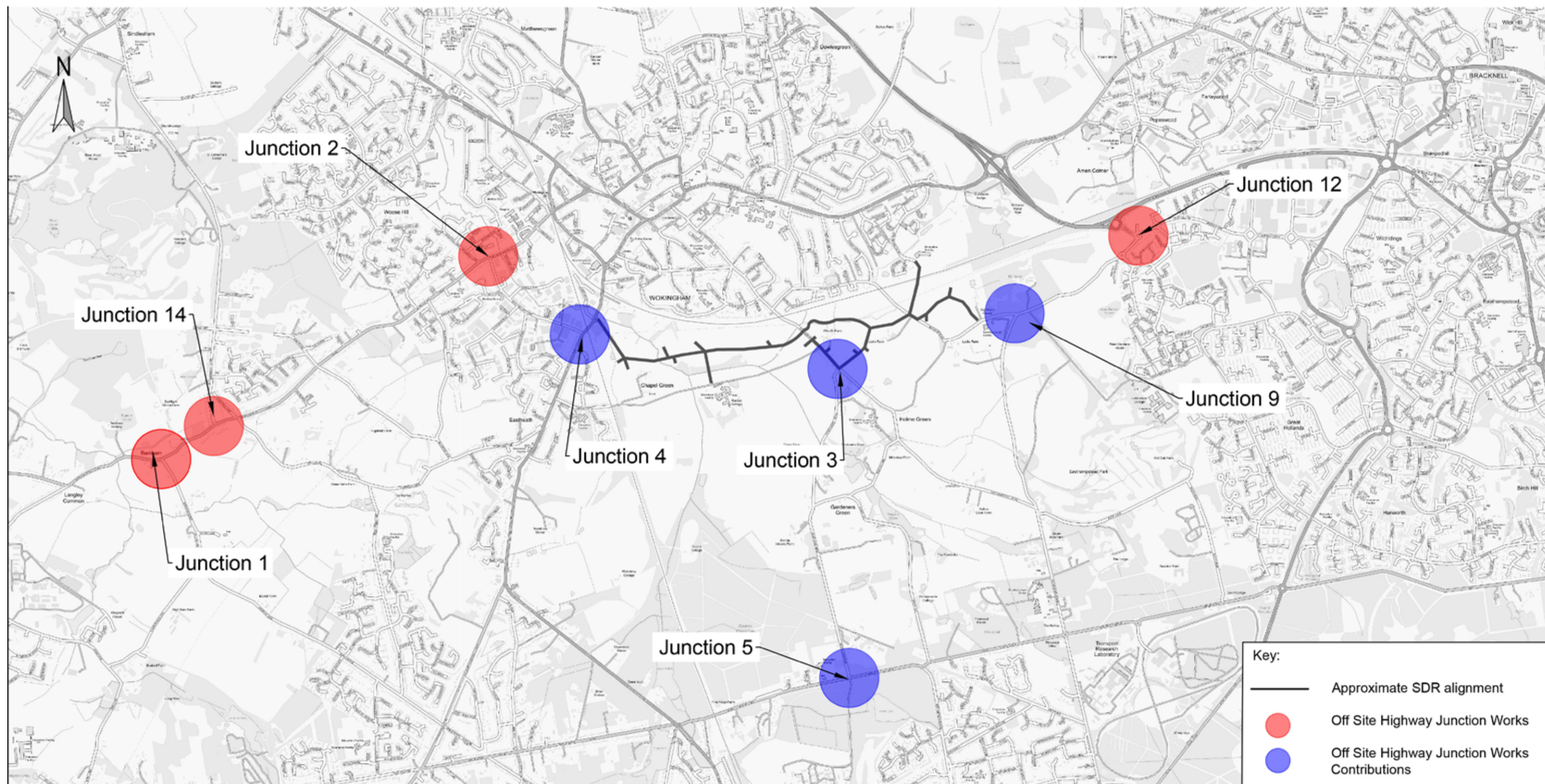
EARLY DELIVERY OF LANDSCAPING REQUIRED TO MITIGATE IMPACT ON LISTED BUILDINGS

APPENDICES

APPENDIX 1: P19-0052_29J GREEN INFRASTRUCTURE
PROVISION WITH BREAKDOWN OF PROVISIONS

APPENDIX 2: P19-1525 SK64 REV D LOCATIONS OF OFF-SITE
PEDESTRIAN AND CYCLE SCHEMES

APPENDIX 3: P19-1525 SK69 REV B LOCATIONS OF OFF-SITE
HIGHWAYS JUNCTION WORKS



Key:

- Approximate SDR alignment
- Off Site Highway Junction Works
- Off Site Highway Junction Works Contributions

Notes:

Off Site Highway Junction Works

- Junction 1 - B3349 Barkham Road / Barkham Street
- Junction 2 - B3349 Barkham Road / Molly Millar's Lane
- Junction 12 - Vigar Way/ Peacock Lane
- Junction 14 - Bearwood Road/ B3349 Barkham Road

Off Site Highway Junction Works Contributions

- Junction 3 - Easthampstead Road/ Heathlands Road
- Junction 4 - Molly Millar's Lane/ Finchampstead Road
- Junction 5 - B3430 Nine Mile Ride/ Heathlands Road
- Junction 9 - Waterloo Road/ Peacock Lane/ Old Wokingham Road

First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol , BS32 4QL		Pegasus Group		REV	DATE	BY	DESCRIPTION	CHK	APD
				A B	24/05/2023 06/06/2023	JAN JAN	JUNCTIONS REMOVED / COLOUR CODED UPDATED AFTER COMMENTS	LD LD	CMR CMR
01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics									
CLIENT: KIER VENTURES LTD, KINGACRE ESTATES LTD AND MILLER HOMES LTD				SCALE @ A3: NTS		CHECKED: CMR		APPROVED: CMR	
PROJECT: PHASE 2 OF THE SOUTH WOKINGHAM SDL				DATE: 28/04/2021		DESIGN-DRAWN: ADWS		DRAWING TYPE: INFO	
TITLE: LOCATIONS OF OFF-SITE HIGHWAYS JUNCTION WORKS				PROJECT No: P19-1525		DRAWING No: SK69		REV: B	
Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap: Licence number 100020648. Enscape Licence number 0100031873. Standard OS licence rights conditions apply. Pegasus T 01795 647171									

APPENDIX 3: P19-1525 SK69 REV B LOCATIONS OF OFF-SITE HIGHWAYS JUNCTION WORKS

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. Emapiate Licence number 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01285 641717 www.pegasusapp.co.uk

Office Location

33 Sheep Street,
Cirencester
GL7 1RQ
T 01285 641717
cirencester@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire GL7 1RQ
We are ISO certified 9001, 14001, 45001



Pegasus_Group



@pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK