

20th June 2025

savills

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
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Planning Portal Reference: PP-13969053

Dear Sir/Madam,

LAND AT OLD FOREST ROAD, WINNERSH

Savills (UK) Ltd are instructed by Elstree Homes to submit a full planning application for Land at Old Forest Road, Winnersh for the following Description of Development:

“Erection of 53no. dwellings with associated landscaping, parking, drainage, open space and other associated works”

The Planning Application has been submitted via the Planning Portal (PP-13969053), and comprises the following drawings and documentation:

1. Application Forms, duly signed and completed.
2. The following application drawings:

Title	Reference	Revision
Presentation Planning Layout	092404-ELS-01	-
Supporting Planning Layout	092404-ELS-02	-
Storey Heights Layout	092404-ELS-03	-
Tenure Layout	092404-ELS-04	-
Unit Types Layout	092404-ELS-05	-
Location Plan	092404-ELS-06	-
Materials Layout	092404-ELS-07	-
Street Scene 01	092404-ELS-SS01	-
Street Scene 02	092404-ELS-SS02	-
Street Perspective 01	092404-ELS-PER01	-
Street Perspective 02	092404-ELS-PER02	-
House Type 3B Floor Plans	P34 092404-HT3B-P1	-
House Type 3B Elevations: Brick	P32 092404-HT3B-BR-E1	-
House Type 4B Floor Plans	P35 & P38 092404-HT4B-P1	-
House Type 4B Elevations: Weatherboard	P35 & P38 092404-HT4B-WB-E1	-
House Type 4C Floor Plans	P51 092404-HT4C-P1	-
House Type 4C Elevations : Brick	P51 092404-HT4C-BR-E1	-
House Type 4C Floor Plans	P51 092404-HT4C-P2	-
House Type 4C Elevations: Weatherboard	P51 092404-HT4C-WB-E1	-
House Type 4D Floor Plans	P50 092404-HT4D-P1	-
House Type 4D Elevations: Tile	P50 092404-HT4D-TI-E1	-
House Type 4E Floor Plans	P47-P49 092404-HT4E-P1	-

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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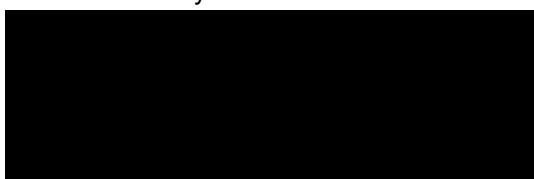
House Type 4E Elevations: Brick	P47 092404-HT4E-BR-E1	-
House Type 4E Elevations: Brick	P49 092404-HT4E-BR-E2	-
House Type 4E Elevations: Brick	P48 092404-HT4E-BR-E3	-
Terrace 01 Floor Plans	P23-P24 092404-T01-P1	-
Terrace 01 Floor Plans	P23-P24 092404-T01-P2	-
Terrace 01 Elevations	P23- P24 092404-T01-E1	-
Terrace 02 Floor Plans	P25 -P27 092404-T02-P1	-
Terrace 02 Floor Plans	P25-P27 092404-T02-P2	-
Terrace 02 Elevations	P25-P27 092404-T02-E1	-
Terrace 03 Floor Plans	P28-P30 092404-T03-P1	-
Terrace 03 Elevations	P28-P30 092404-T03-E1	-
Terrace 04 Floor Plans	P31-P32 092404-T04-P1	-
Terrace 04 Floor Plans	P31-P32 092404-T04-P2	-
Terrace 04 Elevations	P31-P32 092404-T04-E1	-
Terrace 05 Floor Plans	P36-P37 092404-T05-P1	-
Terrace 05 Floor Plans	P36-P37 092404-T05-P2	-
Terrace 05 Elevations	P36-P37 092404-T05-E1	-
Terrace 06 Floor Plans	P39-P40 092404-T06-P1	-
Terrace 06 Elevations	P39-P40 092404-T06-E1	-
Terrace 07 Floor Plans	P41-P42 092404-T07-P1	-
Terrace 07 Elevations	P41-P42 092404-T07-E1	-
Terrace 08 Floor Plans	P43-P46 092404-T08-P1	-
Terrace 08 Floor Plans	P43-P46 092404-T08-P2	-
Terrace 08 Elevations	P43-P46 092404-T08-E1	-
Terrace 08 Elevations	P43-P46 092404-T08-E2	-
Terrace 09 Floor Plans	P52-P53 092404-T09-P1	-
Terrace 09 Elevations	P52-P53 092404-T09-E1	-
Block 1 Ground Floor Plan	P1-P11 092404-B1-P1	-
Block 1 First Floor Plan	P1-P11 092404-B1-P2	-
Block 1 Second Floor Plan	P1-P11 P1-092404-B1-P3	-
Block 1 Elevations	P1-P11 092404-B1-E1	-
Block 2 Ground Floor Plan	P12-P22 092404-B2-P1	-
Block 2 First Floor Plan	P12-P22 092404-B2-P2	-
Block 2 Second Floor Plan	P12-P22 092404-B2-P3	-
Block 2 Elevations	P12-P22 092404-B2-E1	Rev A
Garage 01 Floor Plan and Elevations	092404-GAR01	-
Garage 02 Floor Plan and Elevations	092404-GAR02	-
Garage 03 Floor Plan and Elevations	092404-GAR03	-
Bike Shed 01 Floor Plan and Elevations	092404-BS01	-
Proposed Access Arrangements prepared by Stuart Michael Associates Ltd	7365.001B	Rev B
Landscape Strategy Plan prepared by Aspect Ecology	8814/ASP3 LSP	-
Planting Plan Overview	8814.PP.1.0A	Rev A
Planting Plan 1 of 4	8814.PP.1.1A	Rev A
Planting Plan 2 of 4	8814.PP.1.2A	Rev A
Planting Plan 3 of 4	8814.PP.1.3A	Rev A
Planting Plan 4 of 4	8814.PP.1.4A	Rev A
Hard Landscape Plan 1 of 2	8814.HSP.2.0A	Rev A
Hard Landscape Plan 2 of 2	8814.HSP.2.1A	Rev A

3. Planning Statement including Affordable Housing Statement and Statement of Community Involvement, prepared by Savills, dated
4. Design and Access Statement, prepared by DHA Architecture
5. Biodiversity Net Gain Statement and Metric, prepared by AA Environmental Limited
6. Construction Environmental Management Plan (CEMP), prepared by Stuart Michael Associates
7. Ecological Impact Assessment, prepared by AA Environmental Limited
8. Landscape Management Plan, prepared by Aspect
9. Specification for Landscape & Horticultural Works, prepared by Aspect
10. Geoenvironmental Report, prepared by Enzygo Geoenvironmental Ltd
11. Transport Assessment including Travel Plan, prepared by Stuart Michael Associates Ltd
12. Sequential Test, prepared by Savills
13. Flood Risk Assessment and Drainage Statement, prepared by Stuart Michael Associates Ltd
14. Arboricultural Implications Assessment, prepared by Goodger Design Associates
15. Built Heritage Statement, prepared by RPS
16. Noise Report, prepared by Stuart Michael Associates Ltd
17. Sustainability Assessment, prepared by Stuart Michael Associates Ltd
18. Energy and Sustainability Statement, prepared by Stuart Michael Associates Ltd
19. Outdoor Lighting Report, prepared by DW Windsor
20. Lighting Strategy, prepared by DW Windsor
21. Utilities Statement, prepared by Stuart Michael Associates Ltd.

The planning application fee of £31,952 (plus the Planning Portal service charge of £85) has been paid directly to the Planning Portal.

I trust that the above and enclosed documents provide you with sufficient information to register the planning application. However, should you require any further information, please do not hesitate to get in touch via the above details.

Yours faithfully

A large black rectangular box used to redact the signature of Jo Unsworth.

Jo Unsworth



Associate Director