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23 May 2025

Our Ref: 35956

Planning Portal Ref: PP-14043237

Dear [REDACTED]

Phase 2b of the South Wokingham Strategic Development Location– Submission of Discharge of Condition Application – Condition 18 – Suitable Alternative Natural Greenspace (SANG)

On behalf of our clients, Kier Property and Miller Homes (“the Applicants”), we write to formally submit details to discharge Condition 18 (Suitable Alternative Natural Greenspace (SANG)) pursuant to full planning permission reference 191068.

Condition 18 states:

Prior to the commencement of the development, a Suitable Alternative Natural Greenspace (SANG) Delivery Strategy shall be submitted to and approved in writing by the Local Planning Authority (LPA). The SANG Delivery Strategy shall be based on the application proposals and set out the approach to and timing of delivery of SANG in relation to the housing it is intended to mitigate, which may be phased. The SANG Strategy shall accord with the Natural England SANG Design and Delivery Guidance (or any guidance that supersedes it) including delivery of at least 27.53 hectares of SANG to fulfil the quantitative requirements of the development, of which 21.41 hectares shall be within the application site boundary and the remaining 6.12 hectares elsewhere within or immediately adjacent to the SDL boundary, plus a further 3.30 hectares within the application site boundary which have been included in the assessment of the qualitative requirements of the SANG but do not contribute to the quantitative requirements. All SANG within the application site boundary shall be delivered in accordance with the details approved pursuant to condition 15 and the timings established by the SANG Strategy. No phase of the SANG shall be occupied until written confirmation has been received from the Local Planning Authority (LPA) that the SANG has been delivered to an acceptable standard and the SANG is available for public use and no dwelling shall be occupied except in accordance with the SANG Strategy.

Reason: to ensure that the amount and quality of SANG provided is sufficient to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with Core Strategy policies CP8 and CP21 and the South Wokingham SDL SPD.

To discharge this condition the following information is submitted:

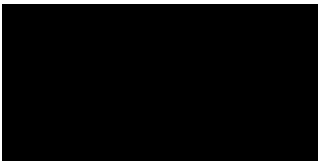
- SANG Delivery Strategy by Nexus Planning (dated May 2025)

The submission of the above document accords with the requirements set out in Condition 18.

The required application fee will be paid directly to the Planning Portal by the Applicant along with the Planning Portal admin fee.

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



Matt Harris
Associate

