

20 March 2025

Delivered via Planning Portal

Ref: 01776

Development Management
Wokingham Borough Council
Civic Officers
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam,

LAND AT DUCKS NEST, ARBORFIELD, EVERSLEY ROAD - PP-13501243

On behalf of our client, David Wilson Homes (Southern) (hereafter referred to as 'the Applicant') we are pleased to submit a hybrid planning application for the development of up to 135 dwellings and associated infrastructure, public space and a detailed application for the provision Suitable Alternative Natural Greenspace (SANG) at land at Ducks Nest, south of Arborfield.

Submission Information

The following package of information is submitted in support of this planning application.

Drawing/Document	Author	Reference
Application Form (Planning Portal)	Turley	March 2025
CIL Form	Turley	March 2025
Agricultural Land Classification Report	Strutt & Parker	December 2018
Air Quality Assessment	SLR	410.065723.00001
Tree Survey Report and Arboricultural Impact Assessment	Hankinson Duckett Associates	2099.12
Heritage Desk-Based Assessment	Orion Heritage	PN2013/DBA3
Design and Access Statement	Mosaic	Rev 17

The Pinnacle
20 Tudor Road
Reading
RG1 1NH
T 01189022830 turley.co.uk

BNG Statutory Metric Residential	Thomson Environmental Consultants	n/a
BNG Statutory Metric SANG	Thomson Environmental Consultants	n/a
Biodiversity Net Gain Report	Thomson Environmental Consultants	DWH001-020-008/002/001
Ecological Impact Assessment Report	Thomson Environmental Consultants	DWH001-020-008/001/001
Flood Risk Assessment & Preliminary Drainage Strategy	Vectos	FRA v.4
Phase 1 Geo-Environmental Desk Study Report	EMS Geotech	E28112-DS
SANG: Landscape Strategy	SLR	DNF-SANG-001.5
SANG: Landscape Planting Plans Sheet 1	SLR	DNF-SANG-003.2
SANG: Landscape Planting Plans Sheet 2	SLR	DNF-SANG-004.2
SANG: Landscape Planting Plans Sheet 3	SLR	DNF-SANG-005.3
SANG: Landscape Planting Plans Sheet 4	SLR	DNF-SANG-006.2
SANG: Landscape Planting Plans Sheet 5	SLR	DNF-SANG-007.2
SANG: Landscape Planting Plan – Overall	SLR	DNF-SANG-002.2
SANG Delivery and Management Plan	SLR	403.06551.00023
Landscape and Visual Impact Assessment	Iceni	23-538
Indicative Landscape Strategy Plan	Iceni	DL102
Planning Noise Assessment	Noise Solutions Ltd	90646/PNA/Rev4
Planning Statement	Turley	01776
Site Location Plan	Mosaic	002 P
Framework Masterplan	Mosaic	003
Parameter Plan	Mosaic	007 N
Statement of Community Involvement	Turley Strategic Communications	n/a
Sustainability Statement	David Wilson Homes	V7

Transport Assessment	SLR	184395
----------------------	-----	--------

Application Fee

The application fee payable for this hybrid planning application has been calculated on the basis of the 10.5 hectare SANG change of use, and the 7.23 hectare area comprising the outline, residential, element of the planning application.

The Planning Portal does not include a provision for Hybrid planning application fees. As such, the £578 payable for the Change of Use (Full) aspect of the planning application is paid via the Planning Portal. The balance of £24,361, comprising the residential (Outline) aspect as per fee category 1 (1) (c), will be paid directly to Wokingham Borough Council upon registration of the planning application.

If you have any questions or require any further information, please do not hesitate to get in touch.

Yours sincerely,

Nick Salt

Senior Planner

nick.salt@turley.co.uk