

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Our Ref: 902832.30
PP Ref: PP-13816750

28th February 2025

Dear Sir/Madam,

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION, SAVE FOR MEANS OF ACCESS VIA BASINGSTOKE ROAD, FOR: UP TO 420 DWELLINGS, AN 80-BED CARE HOME, 1HA OF EMPLOYMENT LAND, PRIMARY SCHOOL, LOCAL CENTRE, GP SURGERY, SPORTS PITCH, PUBLIC OPEN SPACE, SANG PROVISION AND ASSOCIATED INFRASTRUCTURE.

On behalf of our client, Richborough, we have sent to you, via the Planning Portal, an outline planning application for the above development. The application is comprised of the following documents:

All documents highlighted in bold will be submitted separately.

Technical Documents

- **Planning Statement (Marrons, 2025)**
- **Environmental Statement (Marrons, 2025)**
- Statement of Community Involvement (Marrons, 2025)
- **Design and Access Statement (Pegasus, 2025)**
- **Transport Assessment (PJA, 2025)**
- Framework Travel Plan (PJA, 2025)
- **Ecological Impact Assessment (Rammsanderson, 2025)**
- **BNG Metric (Rammsanderson, 2025)**
- Phase 1 Site Investigation (BWB, 2024)
- **Air Quality Assessment (BWB, 2025)**
- Noise Impact Assessment (BWB, 2025)
- **Lighting Strategy (BWB, 2024)**
- Energy and Sustainable Design Statement (BWB, 2025)
- Geophysical Survey (MOLA, 2023)
- Built Heritage Statement (RPS, 2025)
- Archaeological Desk-Based Assessment (RPS, 2025)
- **Flood Risk Assessment (RACE, 2025)**
- **Illustrative Landscape Masterplan (Pegasus, 2025)**
- **Suitable Alternative Natural Greenspace (SANG) Plan (Pegasus, 2025).**
- **Arboricultural Impact Assessment (EDP, 2025)**
- **Sports and Leisure Strategy (Sports Planning Consultants, 2024)**
- Economic Benefits Report (Marrons, 2025)
- Employment Needs Assessment (Bidwells, 2025)

- Market Demand Report (Hicks Baker, 2025)
- **Education Landscape Review (EFM, 2025)**

Application Plans

- Site Location Plan (R-SPWD-ABP-01 – Rev D)
- Development Framework Plan (P23-2449_DE_001-02 – Rev V)
- Proposed Site Access Roundabout Junction (001.A)
- Proposed Site Access Roundabout Swept Paths 01 (002.A)
- Proposed Site Access Roundabout Swept Paths 02 (003.A)
- Proposed Site Access Priority Junction and Ped Cycle Access (004.A)
- Proposed Site Access Priority Junction Swept Paths 01 (005.A)

The required payment of £83,951.00 for this type of application has been paid through the Planning Portal.

We trust the enclosed is sufficient for you to register this planning application, and we look forward to receiving confirmation of validation in due course. However, please contact me should you require any further information in respect of this submission.

Yours sincerely,

Gary Stephens
Partner
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