



**WOKINGHAM
BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (ENGLAND) 1990**

Kier Property Developments Limited
c/o Nexus Planning
3rd Floor
Beacon Tower
Colston Street
Bristol
BS1 4UX

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 250678
Applicant Name: Kier Property Developments Limited
Site Address: Parcel R11, Land at Phase 2b of the South Wokingham Strategic Development Location (SDL), Wokingham.
Proposal: Reserved Matters pursuant to Outline Planning Consent 191068 comprising the erection of 343 dwellings and associated infrastructure (green, blue and highway). Details of appearance, landscaping, layout and scale to be considered.

Date of Decision: 23 September 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions & reasons

Approved drawings

- 1) This permission is in respect of the submitted application plans and drawings listed on the attached schedule.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Affordable Housing tenure mix

- 2) Before first occupation of any of the dwellings hereby approved details of the affordable housing tenure mix, together with necessary supporting information shall be submitted to and approved in writing by the Local Planning Authority and development shall be in accordance with the approved details.

Reason: to ensure that the development fulfils the requirements of Core Strategy policies CP2 and CP5 in terms of providing a mix and balance of dwelling types, tenures and sizes to meet local needs while remaining viable.

Visitor parking

- 3) Notwithstanding the approved drawings a revised layout omitting the visitor parking bay immediately to the north of Block 5 (plots 2080-2088) shall be submitted to and approved by the Local Planning Authority before commencement of development and work shall be carried out in accordance with the approved drawings.

Reason: in the interests of highway safety in accordance with Core Strategy policy CP6.

Building Design

- 4) Notwithstanding the approved drawings, before commencement of development on plots 2214 and 2239 above ground level, revised plans shall be submitted including a bay or similar feature to add more interest to the elevation, commensurate with the siting of the building in row of houses fronting onto Public Open Space.

Reason: to ensure a high-quality and the security of the public realm, in accordance with Core Strategy policies CP1, CP3, CP21 and the South Wokingham SDL SPD.

Balcony balustrading

- 5) Balcony balustrading for each of the apartment blocks shall be installed in accordance with a specification and details that have first been submitted to and approved by the Local Planning Authority.

Reason: to ensure an appropriate balance between lighting, privacy and the appearance of the building in accordance with Core Strategy policies CP1 & CP3; and Borough Design Guide Principle R16.

Gates to control access to parking courts

- 6) Notwithstanding the approved drawings electronic gates shall be installed before first occupation of the flats-over-garages (FoGs), plots 2154, 2250, 2278 & 2343 in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and the gates shall be retained thereafter.

Reason: to ensure the development is secure, in accordance with Core Strategy policies CP1 & CP3, plus the principles of Secure by Design.

Lighting

- 7) Before commencement of each of the apartment blocks (1-8 inclusive) above ground-level, details of lighting within the parking courts, with regard to the safety of users and the security of adjoining properties, shall be submitted to and approved in writing by the Local Planning Authority and lighting shall be installed in accordance with the approved details before first occupation of each building.

Reason: in the interests of the safety and security of the development in accordance with Core Strategy policy CP1 and the guidance in Secure by Design.

Materials

- 8) Notwithstanding the approved drawings, prior to the commencement of development above ground level details of the gable fronted porches and dormer windows (which

shall be consistent with the materials palette established by the approved design code and shall not include white weatherboarding) shall be submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details.

Reason: to ensure a high-quality development, appropriate to the location, with distinct character areas to provide interest and legibility in accordance with Core Strategy policies CP1, CP3, CP21 and the South Wokingham SDL SPD.

Acoustic glazing systems and ventilation

9)

- a) Before commencement of development above ground level details of:
 - i) which plots are to have acoustic glazing and ventilation installed; and
 - ii) the specification and acoustic performance of the glazing systems (including frames) and ventilators proposedshall be submitted to and approved in writing by the Local Planning Authority.
- b) None of the dwellings identified in i) above shall be occupied until a validation certificate demonstrating that internal noise levels will be in line with the *Condition 40 Noise Assessment*, June 2025 has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that noise does not impact on the amenity of future occupants in accordance with Core Strategy Policy CP1 Sustainable Development, CP3; Managing Development Delivery Local Plan Policy CC06 Noise; and the South Wokingham SDL SPD.

Emergency access

10)

In the event that the 100th occupation takes place before both of the permanent accesses to parcel R11 (from Waterloo Road and from the yet to be constructed Heathlands Link Road) are open to the public, temporary emergency access shall be provided and available for use before the 100th occupation, either in accordance with the details hereby approved or alternative details that have first been submitted to and approved in writing by the LPA before the 100th dwelling is occupied. The temporary emergency access shall be removed and landscaped in accordance with the approved landscaping details within three months of both permanent accesses being open or, in the case of soft landscaping the first planting season thereafter.

Reason: in the interests of safety in accordance with Core Strategy policy CP6.

Great Crested Newts

11)

No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WMLOR137, or a 'Further Licence') and with the proposals detailed on plan "*Parcel R11 Land at Phase 2b of the South Wokingham Strategic Development Location (SDL): Impact plan for great crested newt District Licensing (Version 1)*", dated 21st May 2025.

Reason: in order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 12) No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR137, or a 'Further Licence') and in addition in compliance with the following:
- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
 - Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
 - Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives

Reason for approval

1. The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

Relevant policies

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

- CP1 - Sustainable Development
- CP2 - Inclusive Communities
- CP3 - General Principles for Development
- CP4 - Infrastructure Requirements
- CP5 - Housing Mix, Density and Affordability
- CP6 - Managing Travel Demand
- CP7 - Biodiversity
- CP8 - Thames Basin Heaths Special Protection Area
- CP9 - Scale and Location of Development Proposals
- CP10 - Improvements to the Strategic Transport Network.
- CP11 - Proposals outside development limits (including countryside)
- CP17 - Housing Delivery
- CP21 - South Wokingham Strategic Development Location

MDD Local Plan (MDD Managing Development Delivery Local Plan)

CC01 -	Presumption in Favour of Sustainable Development
CC02 -	Development Limits
CC03 -	Green Infrastructure, Trees and Landscaping
CC04 -	Sustainable Design and Construction
CC05 -	Renewable Energy and Decentralised Energy Networks
CC06 -	Noise
CC07 -	Parking
CC08 -	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 -	Development and Flood Risk
CC10 -	Sustainable Drainage
TB05 -	Housing Mix
TB07 -	Internal Space Standards
TB08 -	Open Space, Sport and Recreational Facilities Standards
TB12 -	Employment Skills Plan
TB21 -	Landscape Character
TB23 -	Biodiversity and Development
TB24 -	Designated Heritage Assets
TB25 -	Archaeology
SAL05-	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Other

South Wokingham Strategic Development Location Supplementary Planning Document
Infrastructure Delivery and Contributions Supplementary Planning Document
Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Affordable Housing Supplementary Planning Document
The site wide Masterplan, Design Code and Landscape Design Statement approved pursuant to condition 4 of hybrid planning permission 191068

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and representations. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: a Planning Performance Agreement (PPA) covering pre-application discussions and determination of reserved matters; submission of additional information and revised plans to address issues raised by consultees; and extending the period for determination to allow issues to be addressed. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Conditions of the hybrid planning permission requiring details to accompany reserved matters submissions

4. In accordance with the requirements of hybrid planning permission 191068, this application pursuant to reserved matters is accompanied by details to fulfil the requirements of the following conditions: 6 (Secure by Design), 7 (waste storage), 12 (AIA), 20 (bird and bat boxes), 24 ii) (detailed lighting scheme), 27 (internal space standards), 30 (SuDS), 33 (water quality treatment), 34 ii) (exceedance flow routing), 40 (noise mitigation plan), 44 a) & b) (contamination), 47 (connections to the Public Right of Way network), 53 (access, visibility splays and tracking), 55 (parking), 58 (cycle storage), 62 (electric vehicle charging), 65 (energy statement), and 66 (site waste

management plan). Approved details are referenced under Condition 1) of this reserved matters approval, unless amendments are secured by other conditions.

S106 obligations

5. In accordance with the obligations of the hybrid planning permission this application pursuant to reserved matters is accompanied by:
 - a) An Affordable Housing Scheme as required by Schedule 1, Part 1;
 - b) A specification for Public Open Space within the Development Parcel as required by Schedule 5, Part 1; and
 - c) Employment Skills Strategy and Employment Skills Plan as required by Schedule 11.

CIL

6. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see - [Community Infrastructure Levy advice - Wokingham Borough Council](#). Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Pre-commencement conditions

7. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Materials

8. Notwithstanding the approved details for house type G, the materials details pursuant to condition 9 of planning permission 191068 shall include black front doors, consistent with their situation in the Main Street character area and the approved Design Code pursuant to condition 4 of 191068 (DoC reference 241971).
9. Notwithstanding the approved drawings, white weatherboarding does not form part of the materials palette established by the approved Design Code pursuant to condition 4 of 191068 (DoC reference 241971) and would not be appropriate to this location. Alternative material(s) should be proposed when details of pursuant to condition 9 of planning permission 191068 are submitted.

Hard Landscaping and enclosure

10. The hard landscaping details pursuant to condition 15 of hybrid planning permission 191068 shall include details of
 - a) How parking bays will be marked out, using materials rather than paint; and

- b) how visitor and unallocated parking spaces will be clearly identified, whilst avoiding clutter. It is suggested that visitor spaces within the public realm/adopted highway do not need to be identified. In parking courts allocated spaces should be identified with the property No and unallocated spaces marked with a 'V'.
11. Notwithstanding the guidance in Living Streets A Highways guide for developers in Wokingham, the use of brindle block paving is discouraged in South Wokingham because the colour is not generally harmonious with the red brick that is distinctive of Wokingham.
 12. Notwithstanding the submitted drawings, the boundary treatment details pursuant to condition 15 k) of the hybrid planning permission, 191068, will be expected to include:
 - a) careful consideration of the boundaries of parking courts, including entrance features that clearly convey that the space is private, rather than being part of the public realm;
 - b) detailing to break up the expanse of brickwork and add interest to the public realm, where walls are required to provide a secure boundary; and
 - c) Enclosure of private amenity space at the front of plot 2122 to define what is public and what is private and ensure the privacy of occupants;
 - d) enclosure of sufficient space around blocks 6, 7 & 8 to ensure the privacy of occupants and provide the building with a coherent setting; and

Furthermore robust boundary treatments around parking courts should be supplemented by defensive planting, as part of the soft landscaping details.
 13. The Thames Valley Police Designing Out Crime Officer recommends that gates providing access to rear gardens of properties, approved pursuant to condition 15 k) of the hybrid planning permission, 191068, should be secured with a robust key operated lock, operable from both sides.

Landscape Phasing

- 13) Notwithstanding the submitted landscape phasing, the landscape phasing details pursuant to condition 15 ii) of the hybrid planning permission 191068 shall be consistent with the S106 triggers, specifically the trigger for phase 1B/NGS9iii is the 100th occupation in R10 and R11 combined; and trigger for the open space around the allotments (AOS4, NGS6i & NGS8) is 250th occupation or the first dwelling to rely on the Holme Park SANG & the SANG delivery Strategy requires Phase 1 of Holme Park to be delivered by the 50th dwelling in R10 or 40th dwelling in R11.

District Licensing for Great Crested Newts

14. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
15. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

16. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

Sustainable Drainage Systems

- 14) The SuDS details pursuant to conditions 15 i) c), 29 & 30 of the hybrid planning permission 191068 shall include confirmation of the details of the lining material (puddle clay or geotextile).

Access and Security

17. The Thames Valley Police Designing Out Crime Officer recommends a security strategy for apartments buildings including:
- Access Control: access control measures for residents and visitors. Unrestricted access to apartment blocks should not be possible, and residential access should be controlled by a two-way audio visual system with remote access controls. No trade buttons should be present.
 - Postage and Deliveries: postal services should not have unrestricted access to private communal areas, and mail delivery should be provided within a secure lobby at the entrance to the building, or via secure “through the wall” letterboxes, or external letter boxes
 - Compartmentation: buildings should be compartmentalised, so residents only have access to parts of the building that they need to, as offenders have the potential to be both external and internal to the development. Secure lobbies should also be extended to each floor to enable effective compartmentation.

Adoption of path along east side of POS

18. Permeable paving can be adopted, subject to the usual commuted sums and it is recommended that shared surfaces such as the one on the northeastern side of the central Public Open Space

General

19. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Highway Management

20. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

Utilities

21. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Noise

22. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

Signed

A handwritten signature in black ink, appearing to be 'JT', on a light green rectangular background.

Justin Turvey
Head of Development Management
Date: 23 September 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:

Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](#) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(Isbud.co.uk\)](https://www.isbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Schedule of approved drawings and documents

Drawing No	Title	Date received by the LPA
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Layout drawings - levels

7371-MJA-SW-XX-DR-C-001 PL9	Proposed Levels Layout	12 September 2025
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Layout drawings - SuDS

7371-MJA-SW-XX-DR-C-002 PL5	Surface Water Drainage Strategy	12 September 2025
7371-MJA-SW-XX-DR-C-003 PL5	Surface Water Catchment Plan	12 September 2025
7371-MJA-SW-XX-DR-C-004 PL5	Surface Water Exceedance Plan	12 September 2025
7371-MJA-SW-XX-DR-C-005 PL5	Foul Water Drainage Strategy	12 September 2025

Layout drawings levels - Highways

7371-MJA-SW-XX-DR-C-006 PL7	Highway General Arrangement	12 September 2025
A389-R11-101 D	General Arrangement Sheet 1	12 September 2025
A389-R11-102 D	General Arrangement Sheet 2	12 September 2025
A389-R11-121 B	Longitudinal Sections Sheet 1	10 July 2025
A389-R11-122 B	Longitudinal Sections Sheet 2	10 July 2025
A389-R11-123 B	Longitudinal Sections Sheet 3	10 July 2025
A389-R11-151 B	Basin Sections Sheet 1	10 July 2025
A389-R11-152 B	Basin Sections Sheet 2	10 July 2025
A389-R11-401 C	Proposed Levels and Contours Sheet 1	12 September 2025
A389-R11-402 C	Proposed Levels and Contours Sheet 2	12 September 2025
A389-R11-501 C	Drainage Layout Sheet 1	12 September 2025
A389-R11-502 C	Drainage Layout Sheet 2	12 September 2025
A389-R11-503 B	Exceedance Plan	10 July 2025
A389-R11-504 B	Manhole Schedule	10 July 2025
A389-R11-511 B	Drainage Construction Details Sheet 1	10 July 2025
A389-R11-512 B	Drainage Construction Details Sheet 2	10 July 2025
A389-R11-513 B	Drainage Construction Details Sheet 3	10 July 2025
A389-R11-711 A	Highway Construction Details Sheet 1	20 March 2025
A389-R11-712 A	Highway Construction Details Sheet 2	20 March 2025
A389-R11-1201 C	Road Signs and Line Markings Sheet 1	12 September 2025
A389-R11-1301 C	Lighting Lux Plan Sheet 1	12 September 2025
A389-R11-1302 C	Lighting Lux Plan Sheet 2	12 September 2025

Landscape & green infrastructure

KIER24766-03C	Tree Protection Plan	12 September 2025
P24-2506_EN_01C	Landscape Masterplan	12 September 2025
P24-2506_EN_011A	Play Space Masterplan	12 September 2025
P24-2506_EN_012A	Open Space Provision Plan	12 September 2025

Layout

P1904.R11.01 Rev Q	Proposed Planning Layout	
P1904.R11.04 Rev L	Proposed Tenure Layout	
P1904.R11.05 Rev P	Proposed Parking Layout	
P1904.R11.06 Rev L	Proposed Refuse Strategy Layout	
P1904.R11.08 Rev A	Location Plan	
P1904.R11.09 Rev L	Proposed Cycle Parking Layout	

Block 1 & 2

P1904.BLK1&2.101 Rev A	Block 1 & 2 - Style 1, Ground Floor Plan	10 July 2025
P1904.BLK1&2.102 Rev A	Block 1 & 2 - Style 1, First Floor Plan	10 July 2025
P1904.BLK1&2.103 Rev A	Block 1 & 2 - Style 1, Second Floor Plan	10 July 2025
P1904.BLK1&2.104 Rev A	Block 1 & 2 - Style 1 Roof Plan	10 July 2025
P1904.BLK1&2.105 Rev A	Block 1 & 2 - Style 1, Front Elevation	10 July 2025
P1904.BLK1&2.106 Rev A	Block 1 & 2 - Style 1, Secondary Front Elevation	10 July 2025
P1904.BLK1&2.107 Rev A	Block 1 & 2 - Style 1, Rear Elevation	10 July 2025
P1904.BLK1&2.108 Rev A	Block 1 & 2 - Style 1, Side Elevation	10 July 2025
P1904.ST.106	Block 1 Bin & Cycle Store, Style 1 - P & E	10 July 2025

Block 3

P1904.BLK3.101 Rev B	Block 3 - Style 4, Ground Floor Plan	10 July 2025
P1904.BLK3.102 Rev B	Block 3 - Style 4, First Floor Plan	10 July 2025
P1904.BLK3.103 Rev B	Block 3 - Style 4, Second Floor Plan	10 July 2025
P1904.BLK3.104 Rev B	Block 3 - Style 4, Roof Plan	10 July 2025
P1904.BLK3.105 Rev B	Block 3 - Style 4, Front Elevation	10 July 2025
P1904.BLK3.106 Rev B	Block 3 - Style 4, Side Elevation	10 July 2025
P1904.BLK3.107 Rev B	Block 3 - Style 4, Rear Elevation	10 July 2025
P1904.BLK3.108 Rev B	Block 3 - Style 4, Secondary Side Elevation	10 July 2025
P1904.ST.101	Block 3 Cycle Store, Style 4 - Plans & Elevations	20 March 2025

Block 4

P1904.BLK4.101 Rev A	Block 4 - Style 4, Ground Floor Plan	10 July 2025
P1904.BLK4.102 Rev A	Block 4 - Style 4, First Floor Plan	10 July 2025
P1904.BLK4.103 Rev A	Block 4 - Style 4, Second Floor Plan	10 July 2025
P1904.BLK4.104 Rev A	Block 4 - Style 4, Roof Plan	10 July 2025
P1904.BLK4.105 Rev A	Block 4 - Style 4, Front Elevation	10 July 2025
P1904.BLK4.106 Rev A	Block 4 - Style 4, Secondary Side Elevation	10 July 2025
P1904.BLK4.107 Rev A	Block 4 - Style 4, Rear Elevation	10 July 2025
P1904.BLK4.108 Rev A	Block 4 - Style 4, Side Elevation	10 July 2025
P1904.ST.102	Block 4 Bin & Cycle Store, Style 4 - Plans & Elevations	20 March 2025

Block 5

P1904.BLK5.101 Rev A	Block 5 - Style 4, Ground Floor Plan	10 July 2025
P1904.BLK5.102 Rev A	Block 5 - Style 4, First Floor Plan	10 July 2025
P1904.BLK5.103 Rev A	Block 5 - Style 4, Second Floor Plan	10 July 2025
P1904.BLK5.104	Block 5 - Style 4, Roof Plan	20 March 2025
P1904.BLK5.105 Rev A	Block 5 - Style 4, Front Elevation	10 July 2025

P1904.BLK5.106 Rev A	Block 5 - Style 4, Side Elevation	10 July 2025
P1904.BLK5.107 Rev A	Block 5 - Style 4, Rear Elevation	10 July 2025
P1904.BLK5.108 Rev A	Block 5 - Style 4, Secondary Side Elevations	10 July 2025
P1904.ST.103	Block 5 Bin & Cycle Store, Style 1 - Plans & Elevation	20 March 2025

Block 6

P1904.BLK6.101 Rev C	Block 6 - Style 4, Ground Floor Plan	12 September 2025
P1904.BLK6.102 Rev C	Block 6 - Style 4, First Floor Plan	12 September 2025
P1904.BLK6.103 Rev C	Block 6 - Style 4, Second Floor Plan	12 September 2025
P1904.BLK6.104 Rev C	Block 6 - Style 4, Roof Plan	12 September 2025
P1904.BLK6.105 Rev B	Block 6 - Style 4, Front Elevation	10 July 2025
P1904.BLK6.106 Rev B	Block 6 - Style 4, Secondary Side Elevation	10 July 2025
P1904.BLK6.107 Rev C	Block 6 - Style 4, Rear Elevation	12 September 2025
P1904.BLK6.108 Rev B	Block 6 - Style 4, Side Elevations	10 July 2025
P1904.ST.104	Block 6 Bin & Cycle Store, Style 4 - Plans & Elevation	20 March 2025

Block 7

P1904.BLK7.101 Rev C	Block 7 - Style 4, Ground Floor Plan	12 September 2025
P1904.BLK7.102 Rev C	Block 7 - Style 4, First Floor Plan	12 September 2025
P1904.BLK7.103 Rev C	Block 7 - Style 4, Second Floor Plan	12 September 2025
P1904.BLK7.104 Rev C	Block 7 - Style 4, Roof Plan	12 September 2025
P1904.BLK7.105 Rev B	Block 7 - Style 4, Font Elevation	10 July 2025
P1904.BLK7.106 Rev C	Block 7 - Style 4, Side Elevation	12 September 2025
P1904.BLK7.107 Rev B	Block 7 - Style 4, Rear Elevation	10 July 2025
P1904.BLK7.108 Rev B	Block 7 - Style 4, Secondary Side Elevation	10 July 2025
P1904.ST.105	Blocks 7 & 8 Bin & Cycle Store, Style 4 - P & E	20 March 2025

Block 8

P1904.BLK8.101 Rev B	Block 8 - Style 4, Ground Floor Plan	10 July 2025
P1904.BLK8.102 Rev B	Block 8 - Style 4, First Floor Plan	10 July 2025
P1904.BLK8.103 Rev B	Block 8 - Style 4, Second Floor Plan	10 July 2025
P1904.BLK8.104 Rev B	Block 8 - Style 4, Roof Plan	10 July 2025
P1904.BLK8.105 Rev B	Block 8 - Style 4, Front Elevation	10 July 2025
P1904.BLK8.106 Rev B	Block 8 - Style 4, Secondary Side Elevations	10 July 2025
P1904.BLK8.107 Rev B	Block 8, Style 4 - Rear Elevations	10 July 2025

Garages

P1904.GAR.101	Single Garage - Style 4+5 - Plans & Elevations	20 March 2025
P1904.GAR.102	Twin Garage GS - Style 4+5 - Plans & Elevation	20 March 2025
P1904.GAR.103	Twin Garage PY - Style 5 - Plans & Elevations	20 March 2025
P1904.GAR.105	Double Garage PY - Style 5 - Plans & Elevations	20 March 2025

P1904.GAR.106	Double Garage GS - Style 5 - Plans & Elevation	20 March 2025
P1904.GAR.109	Twin Garage Hipped - Style 4 - Plans & Elevations	10 July 2025

Substation

P1904.SUB.101	Substation - Style 5 - Plans & Elevations	20 March 2025
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Type 231

P1904.231.01 Rev C	Type 231 - Style 4, Floor & Roof Plans	10 July 2025
P1904.231.02 Rev B	Type 231 - Style 4, Elevations - Brick	10 July 2025
P1904.231S.01 Rev B	Type 231S - Style 4, Floor & Roof Plans	7 April 2025
P1904.231S.02 Rev A	Type 231S - Style 4, Elevations - Brick	7 April 2025
P1904.231S.03 Rev B	Type 231S - Style 4, Floor & Roof Plans	7 April 2025
P1904.231S.04 Rev A	Type 231S - Style 4, Elevations - Brick	7 April 2025
P1904.231S.05 Rev B	Type 231S - Style 4, Floor & Roof	7 April 2025
P1904.231S.06 Rev A	Type 231S - Style 4, Elevations – Brick Plans	7 April 2025
P1904.231S.07	Type 231S - Style 4, Floor & Roof Plans	7 April 2025
P1904.231S.08	Type 231S - Style 4, Elevations - Brick	7 April 2025

Type 232

P1904.232.01 Rev A	Type 232 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.232.02 Rev A	Type 232 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.232.03 Rev A	Type 232 - Style 4, Plans & Elevations - Brick	7 April 2025

Type 236

P1904.236.01 Rev B	Type 236 - Style 4, Plans & Elevations - Brick	10 July 2025
P1904.236.02 Rev A	Type 236 - Style 4, Plans & Elevations - Render	7 April 2025
P1904.236.03	Type 236 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.236.04	Type 236 - Style 4, Plans & Elevations - Render	7 April 2025
P1904.236.05	Type 236 - Style 4, Elevations - Brick	10 July 2025

Type 241

P1904.241.01 Rev A	Type 241 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.241.02 Rev A	Type 241 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.241.03	Type 241 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.241.04 Rev A	Type 241 - Style 4, Plans & Elevations - Brick	10 July 2025
P1904.241.05	Type 241 - Style 4, Plans & Elevations - Brick	7 April 2025

Type 242

P1904.242.01 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.02 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.03 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.04 Rev B	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.05 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.06 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.07 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.08 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.09 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.10 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.11 Rev A	Type 242 - Style 4, Plans & Elevations - Render	7 April 2025
P1904.242.12 Rev A	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.13	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.14	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.15	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242.16	Type 242 - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242A.01 - Rev A	Type 242A Style 4 Plans & Elevations Brick	7 April 2025
P1904.242A.02 - Rev A	Type 242A - Style 4, Plans & Elevations Render	7 April 2025
P1904.242A.03	Type 242A - Style 4, Plans & Elevations - Brick	7 April 2025
P1904.242A.04	Type 242A - Style 4, Plans & Elevations - Render	7 April 2025
P1904.242B.01 - Rev A	Type 242B - Style 4, Plans & Elevations	7 April 2025
P1904.242B.02	Type 242B - Style 4, Plans & Elevations - Brick	7 April 2025

Type 341

P1904.341.01 Rev A	Type 341 - Style 4, Floor & Roof Plan	7 April 2025
P1904.341.02 Rev A	Type 341 - Style 4, Elevations - Brick	7 April 2025
P1904.341.03 Rev A	Type 341 - Style 4, Elevations - Render	7 April 2025
P1904.341.04 Rev A	Type 341 - Style 4, Floor & Roof Plans	7 April 2025
P1904.341.05 Rev A	Type 341 - Style 4, Elevations - Brick	7 April 2025

P1904.341.06 Rev A	Type 341 - Style 4, Elevations - Brick	7 April 2025
P1904.341.07 Rev A	Type 341 - Style 5, Floor & Roof Plans	7 April 2025
P1904.341.08 Rev B	Type 341 - Style 5, Elevations - Tile	7 April 2025
P1904.341.09	Type 341 - Style 4, Floor & Roof Plans	7 April 2025
P1904.341.10	Type 341 - Style 4, Elevations - Brick	7 April 2025
P1904.341.11	Type 341 - Style 4, Elevations - Render	7 April 2025
P1904.341.12	Type 341 - Style 4, Floor & Roof Plans	7 April 2025
P1904.341.13	Type 341 - Style 4, Elevations - Brick	7 April 2025
P1904.341.14	Type 341 - Style 5, Floor & Roof Plans	7 April 2025
P1904.341.15	Type 341 - Style 5, Elevations - Tile	7 April 2025
P1904.341A.01 Rev A	Type 341A - Style 4, Floor & Roof Plans	7 April 2025
P1904.341A.02 Rev A	Type 341A - Style 4, Elevations - Brick	7 April 2025
P1904.341A.03	Type 341A - Style 4, Floor & Roof Plans	7 April 2025
P1904.341A.04	Type 341A - Style 4, Elevations - Brick	7 April 2025

Type 351

P1904.351.01 Rev A	Type 351 - Style 4, Floor & Roof Plans	7 April 2025
P1904.351.02 Rev A	Type 351 - Style 4, Elevations - Brick	7 April 2025
P1904.351.03	Type 351 - Style 4, Floor & Roof Plans	7 April 2025
P1904.351.04	Type 351 - Style 4, Elevations - Brick	7 April 2025

Type 352

P1904.352.01 Rev A	Type 352 - Style 4, Floor & Roof Plans	7 April 2025
P1904.352.02 Rev A	Type 352 - Style 4, Elevations - Brick	7 April 2025
P1904.352.03 Rev A	Type 352 - Style 4, Elevations - Render	7 April 2025
P1904.352.04 Rev A	Type 352 - Style 4, Floor & Roof Plans	7 April 2025
P1904.352.05 Rev A	Type 352 - Style 4, Elevations - Brick	7 April 2025
P1904.352.06	Type 352 - Style 4, Floor & Roof Plans	7 April 2025
P1904.352.07	Type 352 - Style 4, Elevations - Brick	7 April 2025
P1904.352.08	Type 352 - Style 4, Elevations - Render	7 April 2025
P1904.352A.01 Rev A	Type 352A - Style 4, Floor & Roof Plans	7 April 2025
P1904.352A.02 Rev A	Type 352A - Style 4, Elevations - Brick	7 April 2025
P1904.352A.03	Type 352A - Style 4, Floor & Roof Plans	7 April 2025
P1904.352A.04	Type 352A - Style 4, Elevations - Brick	7 April 2025
P1904.352B.01 Rev A	Type 352B - Style 4, Floor & Roof Plans	7 April 2025
P1904.352B.02 Rev A	Type 352B - Style 4, Elevations - Brick	7 April 2025
P1904.352B.03	Type 352B - Style 4, Floor & Roof Plans	7 April 2025
P1904.352B.04	Type 352B - Style 4, Elevations - Brick	7 April 2025

Type 354

P1904.354.01 Rev A	Type 354 - Style 4, Floor & Roof Plans	7 April 2025
P1904.354.02 Rev A	Type 354 - Style 4, Elevations - Brick	7 April 2025
P1904.354.03 Rev A	Type 354 - Style 4, Elevations - Render	7 April 2025
P1904.354.04 Rev A	Type 354 - Style 4, Floor & Roof Plans	7 April 2025
P1904.354.05 Rev A	Type 354 - Style 4, Elevations - Brick	7 April 2025
P1904.354.06	Type 354 - Style 4, Floor & Roof Plans	7 April 2025
P1904.354.07	Type 354 - Style 4, Elevations - Brick	7 April 2025
P1904.354.08	Type 354 - Style 4, Elevations - Render	7 April 2025

P1904.354A.01 Rev B	Type 354A - Style 5, Floor & Roof Plans	10 July 2025
P1904.354A.02 Rev B	Type 354A - Style 5, Elevations - Brick	10 July 2025
P1904.354A.03 Rev A	Type 354A - Style 5, Floor & Roof Plans	10 July 2025
P1904.354A.04 Rev A	Type 354A - Style 5, Elevations - Brick	10 July 2025

Type 355

P1904.355.01 Rev A	Type 355 - Style 4, Floor & Roof Plans	7 April 2025
P1904.355.02 Rev A	Type 355 - Style 4, Elevations - Render	7 April 2025
P1904.355.03 Rev A	Type 355 - Style 5, Floor & Roof Plans	7 April 2025
P1904.355.04 Rev A	Type 355 - Style 5, Elevations - Tile Hung	7 April 2025
P1904.355.05	Type 355 - Style 4, Floor & Roof Plans	7 April 2025
P1904.355.06	Type 355 - Style 4, Elevations - Render	7 April 2025
P1904.355A.01 Rev A	Type 355A - Style 5, Floor & Roof Plans	7 April 2025
P1904.355A.02 Rev A	Type 355A - Style 5, Elevations - Brick	7 April 2025

Type 356

P1904.356.01 Rev B	Type 356 - Style 1, Floor & Roof Plans	7 April 2025
P1904.356.02 Rev B	Type 356 - Style 1, Elevations - Brick	7 April 2025
P1904.356.03 Rev B	Type 356 - Style 1, Elevations - Render	7 April 2025
P1904.356.04 Rev B	Type 356 - Style 1, Floor & Roof Plans	7 April 2025
P1904.356.05 Rev B	Type 356 - Style 1, Elevations - Brick	7 April 2025
P1904.356.06 Rev B	Type 356 - Style 1, Floor & Roof Plans	7 April 2025
P1904.356.07 Rev B	Type 356 - Style 1, Elevations - Brick	7 April 2025
P1904.356.08 Rev B	Type 356 - Style 1, Floor & Roof Plans	7 April 2025
P1904.356.09 Rev B	Type 356 - Style 1, Elevations - Brick	7 April 2025
P1904.356.10 Rev B	Type 356 - Style 1, Floor & Roof Plans	7 April 2025
P1904.356.11 Rev B	Type 356 - Style 1, Elevations - Brick	7 April 2025
P1904.356.12 Rev A	Type 356 - Style 4, Floor & Roof Plans	7 April 2025
P1904.356.13 Rev A	Type 356 - Style 4, Elevations - Brick	7 April 2025
P1904.356.14 Rev A	Type 356 - Style 4, Elevations - Render	7 April 2025
P1904.356.15	Type 356 - Style 4, Floor & Roof Plans	7 April 2025
P1904.356.16	Type 356 - Style 4, Elevations - Brick	7 April 2025
P1904.356.17	Type 356 - Style 4, Elevations - Render	7 April 2025
P1904.356.18	Type 356 - Style 4, Floor & Roof Plans	10 July 2025
P1904.356.19	Type 356 - Style 4, Elevations - Brick	10 July 2025

Type 361

P1904.361.01 Rev A	Type 361 - Style 4, Floor & Roof Plans	7 April 2025
P1904.361.02 Rev A	Type 361 - Style 4, Elevations - Brick	7 April 2025
P1904.361.03	Type 361 - Style 4, Floor & Roof Plans	7 April 2025
P1904.361.04	Type 361 - Style 4, Elevations - Brick	7 April 2025
P1904.361B.01 Rev A	Type 361B - Style 4, Floor & Roof Plans	7 April 2025
P1904.361B.02 Rev A	Type 361B - Style 4, Elevations - Brick	7 April 2025
P1904.361B.03	Type 361B - Style 4, Floor & Roof Plans	7 April 2025
P1904.361B.04	Type 361B - Style 4, Elevations - Brick	7 April 2025

Type 362

P1904.362.01 Rev A	Type 362 - Style 4, Floor & Roof Plans	7 April 2025
P1904.362.02 Rev A	Type 362 - Style 4, Elevations - Brick	7 April 2025

P1904.362.03	Type 362 - Style 4, Floor & Roof Plans	7 April 2025
P1904.362.04	Type 362 - Style 4, Elevations - Brick	7 April 2025

Type 451

P1904.451.01 Rev A	Type 451 - Style 4, Floor & Roof Plans	7 April 2025
P1904.451.02 Rev A	Type 451 - Style 4, Elevations - Brick	7 April 2025
P1904.451.03 Rev A	Type 451 - Style 4, Elevations - Render	7 April 2025
P1904.451.04 Rev A	Type 451 - Style 4, Floor & Roof Plans	7 April 2025
P1904.451.05 Rev A	Type 451 - Style 4, Elevations - Brick	7 April 2025
P1904.451.06 Rev A	Type 451 - Style 4, Elevations - Render	7 April 2025
P1904.451.07 Rev B	Type 451 - Style 5, Floor & Roof Plans	10 July 2025
P1904.451.08 Rev B	Type 451 - Style 5, Elevations - Brick	10 July 2025
P1904.451.09 Rev A	Type 451 - Style 5, Elevations - Tile Hung	7 April 2025
P1904.451.10	Type 451 - Style 4, Floor & Roof Plans	7 April 2025
P1904.451.11	Type 451 - Style 4, Elevations - Brick	7 April 2025
P1904.451.12	Type 451 - Style 4, Elevations - Render	7 April 2025
P1904.451.13 Rev A	Type 451 - Style 5, Floor & Roof Plans	10 July 2025
P1904.451.14 Rev A	Type 451 - Style 5, Elevations - Brick	10 July 2025

Type 452

P1904.452.01 Rev A	Type 452 - Style 4, Floor & Roof Plans	7 April 2025
P1904.452.02 Rev A	Type 452 - Style 4, Elevations - Brick	7 April 2025
P1904.452.03	Type 452 - Style 4, Floor & Roof Plans	7 April 2025
P1904.452.04	Type 452 - Style 4, Elevations - Brick	7 April 2025
P1904.452A.01 Rev A	Type 452A - Style 4, Floor & Roof Plans	7 April 2025
P1904.452A.02 Rev A	Type 452A - Style 4, Elevations - Brick	7 April 2025
P1904.452A.03	Type 452A - Style 4, Floor & Roof Plans	7 April 2025
P1904.452A.04	Type 452A - Style 4, Elevations - Brick	7 April 2025
P1904.452B.01 Rev A	Type 452B - Style 4, Floor & Roof Plans	7 April 2025
P1904.452B.02 Rev A	Type 452B - Style 4, Elevations - Brick	7 April 2025

Type 461

P1904.461.01 Rev A Type 461	Type 461 - Style 5, Floor & Roof Plans	7 April 2025
P1904.461.02 Rev A	Type 461 - Style 5, Elevations - Brick	7 April 2025
P1904.461.03	Type 461 - Style 5, Floor & Roof Plans	7 April 2025
P1904.461.04	Type 461 - Style 5, Elevations - Brick	7 April 2025

Type 462

P1904.462.01 Rev A	Type 462 - Style 4, Floor & Roof Plans	7 April 2025
P1904.462.02 Rev A	Type 462 - Style 4, Elevations - Brick	7 April 2025
P1904.462.03 Rev A	Type 462 - Style 5, Floor & Roof Plans	7 April 2025
P1904.462.04 Rev A	Type 462 - Style 5, Elevations - Brick	7 April 2025
P1904.462.05 Rev A	Type 462 - Style 5, Elevations - Tile Hung	7 April 2025
P1904.462.06	Type 462 - Style 5, Floor & Roof Plans	7 April 2025
P1904.462.07	Type 462 - Style 5, Elevations - Brick	7 April 2025
P1904.462A.01 Rev A	Type 462A - Style 5, Floor & Roof Plans	7 April 2025

P1904.462A.02 Rev B	Type 462A - Style 5, Elevations - Brick	7 April 2025
P1904.462A.03 Rev B	Type 462A - Style 5, Elevations - Tile Hung	7 April 2025
P1904.462A.04	Type 462A - Style 5, Floor & Roof Plans	7 April 2025
P1904.462A.05	Type 462A - Style 5, Elevations - Brick	7 April 2025

Type 466

P1904.466.01 Rev A	Type 466 - Style 5, Floor & Roof Plans	7 April 2025
P1904.466.02 Rev A	Type 466 - Style 5, Elevations - Brick	7 April 2025
P1904.466A.01 Rev A	Type 466A - Style 5, Floor & Roof Plans	7 April 2025
P1904.466A.02 Rev A	Type 466A - Style 5, Elevations - Brick	7 April 2025
P1904.466A.03 Rev A	Type 466A - Style 5, Elevations - Render	7 April 2025

Type 467

P1904.467.01 Rev A	Type 467 - Style 5, Floor & Roof Plans	7 April 2025
P1904.467.02 Rev A	Type 467 - Style 5, Elevations - Brick	7 April 2025
P1904.467A.01 Rev A	Type 467A - Style 5, Floor & Roof Plans	7 April 2025
P1904.467A.02 Rev A	Type 467A - Style 5, Elevations - Brick	7 April 2025
P1904.467A.03 Rev A	Type 467A - Style 5, Elevations - Render	7 April 2025
P1904.467A.04 Rev A	Type 467A - Style 4, Floor & Roof Plans	7 April 2025
P1904.467A.05 Rev A	Type 467A - Style 4, Elevations - Brick	7 April 2025
P1904.467A.06	Type 467A - Style 5, Floor & Roof Plans	7 April 2025
P1904.467A.07	Type 467A - Style 5, Elevations - Brick	7 April 2025
P1904.467A.08	Type 467A - Style 4, Floor & Roof Plans	7 April 2025
P1904.467A.09	Type 467A - Style 4, Elevations - Brick	7 April 2025

Type 468

P1904.468.01 Rev A	Type 468 - Style 5, Floor & Roof Plans	7 April 2025
P1904.468.02 Rev A	Type 468 - Style 5, Elevations - Brick	7 April 2025
P1904.468.03 Rev A	Type 468 - Style 5, Elevations - Tile Hung	7 April 2025
P1904.468.04	Type 468 - Style 5, Floor & Roof Plans	7 April 2025
P1904.468.05	Type 468 - Style 5, Elevations - Brick	7 April 2025

Type 571

P1904.571.01 Rev A	Type 571 - Style 5, Floor & Roof Plans	7 April 2025
P1904.571.02 Rev A	Type 571 - Style 5, Elevations - Brick	7 April 2025
P1904.571.03 Rev A	Type 571 - Style 5, Elevations - Render	7 April 2025

Type 581

P1904.581.01 Rev B	Type 581 - Style 5, Floor & Roof Plans	10 July 2025
P1904.581.02 Rev A	Type 581 - Style 5, Elevations - Brick	7 April 2025
P1904.581.03 Rev B	Type 581 - Style 5, Elevations - Tile Hung	10 July 2025
P1904.581.04 Rev A	Type 581 - Style 5, Elevations - Tile Hung	7 April 2025
P1904.581.05 Rev A	Type 581 - Style 5, Floor & Roof Plans	18 September 2025
P1904.581.06	Type 581 - Style 5, Elevations - Tile Hung	7 April 2025

Type F

P1904.F.01 Rev A	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.02 Rev A	Type F - Style 1, Elevations - Brick	7 April 2025
P1904.F.03 Rev A	Type F - Style 1, Floor & Roof Plans	7 April 2025

P1904.F.04 Rev A	Type F - Style 1, Elevations - Brick	7 April 2025
P1904.F.05 Rev A	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.06 Rev A	Type F - Style 1, Elevations - Render	7 April 2025
P1904.F.07 Rev B	Type F - Style 1, Floor & Roof Plans	10 July 2025
P1904.F.08 Rev B	Type F - Style 1, Elevations - Brick	10 July 2025
P1904.F.09 Rev A	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.10 Rev A	Type F - Style 1, Elevations - Render	7 April 2025
P1904.F.11 Rev B	Type F - Style 1, Floor & Roof Plans	10 July 2025
P1904.F.12 Rev B	Type F - Style 1, Elevations - Render	10 July 2025
P1904.F.13 Rev A	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.14 Rev A	Type F - Style 1, Elevations - Brick	7 April 2025
P1904.F.17 Rev B	Type F - Style 1, Floor & Roof Plans	10 July 2025
P1904.F.18 Rev B	Type F - Style 1, Elevations - Brick	10 July 2025
P1904.F.19 Rev B	Type F - Style 1, Floor & Roof Plans	10 July 2025
P1904.F.20 Rev B	Type F - Style 1, Elevations - Render	10 July 2025
P1904.F.23	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.24	Type F - Style 1, Elevations - Render	7 April 2025
P1904.F.25	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.26	Type F - Style 1, Elevations - Render	7 April 2025
P1904.F.27	Type F - Style 1, Floor & Roof Plans	7 April 2025
P1904.F.28	Type F - Style 1, Elevations - Render	7 April 2025

Type G

P1904.G.01	Type G - Style 1, Floor & Roof Plans	10 July 2025
P1904.G.02	Type G - Style 1, Elevations	10 July 2025
P1904.G.03	Type G - Style 1, Floor & Roof Plans	10 July 2025
P1904.G.04	Type G - Style 1, Elevations	10 July 2025

Documents

Title	Reference	Date received by the LPA
Technical Note: Temporary Two-Way Access in the Event of an Emergency July 2025	A389-TN013	10 July 2025
Open Space Specification	P24-2506_05	20 March 2025
Arboricultural Impact Assessment & Method Statement	KIER24766aiaamsC	12 September 2025
Employment & Skills Strategy Rev 6 August 2025	JR2-1007	21 August 2025
Employment & Skills Plan Rev 4 August 2025	JR2-1007 S	21 August 2025
Ground Conditions Technical Note 18th August 2025	GE20219/GIRv3.0/JUL22	20 March 2025
Energy Statement (including Water Use Assessment Calculations) August 2025		12 September 2025
Ecological Mitigation Strategy July 2025		10 July 2025
Biodiversity Net Gain Design Stage Assessment July 2025 (Revision 2)		14 July 2025
Site Waste Management Plan March 2025		20 March 2025

NatureSpace Great Crested District Licensing Scheme Certificate Parcel R11 Phase 2b South Wokingham SDL 202502046a2 9 September 2025	NSP1051WOKI	10 September 2025
NatureSpace Great Crested District Licence Report Parcel R11 Phase 2b South Wokingham SDL 9 September 2025	202502046a2 V02	10 September 2025
NatureSpace Partnership Impact Plan for great crested newt District Licensing V01 21 May 2025	202502046a2	10 September 2505