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Our Reference: 1229P/JP

Development Control
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

30 September 2025

Dear Sirs

**SUBMISSION OF AN OUTLINE PLANNING APPLICATION IN RELATION TO
LAND EAST OF TROWES LANE, SWALLOWFIELD, WOKINGHAM**

On behalf of City and Country EPS, we are pleased to submit an outline planning application in relation to Land East of Trowes Lane Swallowfield, Wokingham.

Outline planning permission is sought for:

“up to 79 residential dwellings (Use Class C3), together with access, landscaping and associated infrastructure, with all matters reserved except access”

The application is in outline with the principle of the proposed use, heights and means of access to be considered whilst appearance, scale, landscaping and layout will be reserved matters. Development will also provide a financial contribution towards community infrastructure as part of the Community Infrastructure Levy (CIL), alongside financial contributions through a separate s106 agreement.



Application Documents

The following documents and drawings are submitted in support of the application as follows:

- Application Forms and certificate of ownership
- Site Location Plan, CC017 PL-01a rev A
- Site Plan, CC017 PL-01 rev C
- Land Use Parameter Plan, CC017-PL-02 rev D
- Access and Movement Parameter Plan, CC017 PL-03 rev E
- Illustrative Masterplan, 2909-LLA-ZZ-GF-SK-0001 PO3
- General Arrangement Access Plan Option 1, 066369-SLR-XXX-XXX-DR-CH-0111 rev P01
- General Arrangement Access Plan Option 2, 066369-SLR-XXX-XXX-DR-CH-0112 rev P01
- Planning Statement, including Affordable Housing Statement and s106 HoT
- Design & Access Statement
- Agricultural Land Classification
- Archaeology and Heritage Assessment
- Arboricultural Impact Assessment
- Transport Assessment & Road Safety Audit Brief
- Framework Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Landscape and Visual Impact Assessment
- Ecological Appraisal
- Biodiversity Net Gain Assessment
- Information to inform HRA
- Outline Energy Statement
- SCI



Application Fee

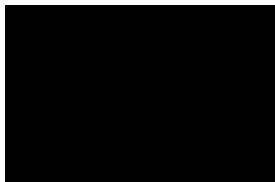
The Site Area is 4.89ha as set out in the numbered drawings above and as referenced in the Planning Statement. Please note some references to site area in other documents has been superseded.

As such, the application fee of £20,316.00 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgment and validation of this application and trust you have sufficient information to favourably consider this full planning application.

Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me

Yours sincerely



Jane Piper
Director

