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Our Ref: 40441

17 March 2025

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: RESERVED MATTERS APPLICATION (PP-13749678)

On behalf of my client, Kier Property Developments Limited ('the Applicant'), I am pleased to submit a reserved matters application for application for 343 dwellings on Parcel R11 of Phase 2b of the South Wokingham Strategic Development Location ('the Site').

Context

Kier Ventures Limited and Miller Homes Ltd obtained hybrid planning permission for Phase 2b of the SDL on 19th July 2024 (WBC Ref: 191068). The description of development is:

"Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. – To be read in conjunction with applications 190900 & 190914."

The permission is subject to sixty-six planning conditions and the provisions of a Section 106 Agreement with Wokingham Borough Council ('WBC') and a number of other parties dated 19th October 2024.

Approved Drawings

Condition 2 lists twenty-five plans that have been approved as part of the hybrid planning permission and advises that the development must be carried out in accordance with them. Those of particular relevance to the forthcoming reserved matters for Parcel R11 include:

- P18-0963_138E Site Location Plan (Phase 2b)
- P18-0963_160A-01 Phase 2 of the South Wokingham Strategic Development Location (The Project)
- P18-0963_06Y-03 Indicative Masterplan (Phase 2b)
- P18-0963_81K Indicative Phasing Plan

London

Birmingham

Bristol

Manchester

Reading

- P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
- P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)
- P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
- P18-0963_190 A Land Use Parameter Plan (Phase 2B)
- P18-0963_191 Framework Plan
- P19-0052_16D Phase 2b Landscape Masterplan
- P19-0052_29J Green Infrastructure Provision with breakdown of provisions

Conditions to be discharged prior to Reserved Matters Submission

There are four planning conditions that need to be discharged before any reserved matters applications can be submitted. As set out below the conditions have been discharged.

No.	Requirement	Status
4.	Submission and approval of Site-Wide Masterplan, Design Code and Landscape Design Statement.	Submitted on 31/07/2024 LPA Ref: 241971 Status: Discharged
10.	Ground and Building Levels	Submitted on 31/07/2024 LPA Ref: 241972 Status: Discharged
34.	Drainage Exceedance Routes	Submitted on 31/07/2024 LPA Ref: 241973 Status: Discharged
45.	Pedestrian and Cycle Strategy	Submitted on 31/07/2024 LPA Ref: 241974 Status: Discharged

The proposals for Parcel R11 have been prepared with reference to the plans and documents that were approved in respect of the above conditions.

Reserved Matters Application

The reserved matters application seeks approval for 343 dwellings pursuant to hybrid planning permission 191068. The description of development is:

“A reserved matters application (access, appearance, layout, scale and landscaping) for 343 dwellings and associated infrastructure (green, blue and highway).”

It should be noted that the application is being submitted concurrently with an application to discharge various pre-commencement conditions from the hybrid planning permission.

Submission

The content of this submission has been informed by the Town and Country Planning (Development Management Procedure) (England) Order 2015, the conditions on the hybrid planning permission, the Council's Validation Checklist and pre-application discussions with the Council. It comprises the drawings and documents listed in the appended Submission Schedule.

The application was submitted through the Planning Portal (Ref: PP-13749678) and the prescribed fee of £85,358.00 has been paid.

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely



Daniel Sharp

Associate Director

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Phase 2b of the South Wokingham Strategic Development Location: Parcel R11

Submission Schedule

17th March 2025

Title	Date / Reference	Prepared by:
Covering Letter	17 th March 2025	Nexus
Application Form	17 th March 2025	Nexus
Community Infrastructure Levy Additional Information Form	17 th March 2025	Nexus
Proposed Presentation Layout	P1904.R11.00 Rev S	AAP
Proposed Planning Layout	P1904.R11.01 Rev K	AAP
Proposed Materials Layout	P1904.R11.02 Rev L	AAP
Proposed Heights Layout	P1904.R11.03 Rev G	AAP
Proposed Tenure Layout	P1904.R11.04 Rev G	AAP
Proposed Parking Layout	P1904.R11.05 Rev K	AAP
Proposed Refuse Strategy Layout	P1904.R11.06 Rev G	AAP
Proposed Enclosures Layout	P1904.R11.07 Rev G	AAP
Location Plan	P1904.R11.08 Rev A	AAP
Proposed Cycle Parking Layout	P1904.R11.09 Rev G	AAP
Proposed Site Layout With Parameter Overlay	P1904.R11.14 Rev G	AAP
Proposed Site Layout With Character Overlay	P1904.R11.15 Rev F	AAP
Proposed Garden Depth Layout	P1904.R11.16 Rev F	AAP
Proposed Plot Separation Distance Layout	P1904.R11.17 Rev C	AAP
Proposed Block Plan	P1904.R11.18 Rev A	AAP
Proposed Ridge Level Layout	P1904.R11.19	AAP
Street Scenes, Sheet 1 of 2	P1904.SS.01 Rev A	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Street Scenes, Sheet 2 of 2	P1904.SS.02	AAP
Substation - Style 5 - Plans & Elevations	P1904.SUB.101	AAP
Single Garage - Style 4+5 - Plans & Elevations	P1904.GAR101	AAP
Twin Garage GS - Style 4+5 - Plans & Elevation	P1904.GAR102	AAP
Twin Garage PY - Style 5 - Plans & Elevations	P1904.GAR103	AAP
Twin Garage GF - Style 4 - Plans & Elevations	P1904.GAR104	AAP
Double Garage PY - Style 5 - Plans & Elevations	P1904.GAR105	AAP
Double Garage GS - Style 5 - Plans & Elevation	P1904.GAR106	AAP
Block 1 - Style 1, Ground Floor Plan	P1904.BLK1.101	AAP
Block 1 - Style 1, First Floor Plan	P1904.BLK1.102	AAP
Block 1 - Style 1, Second Floor Plan	P1904.BLK1.103	AAP
Block 1 - Style 1, Roof Plan	P1904.BLK1.104	AAP
Block 1 - Style 1, Front Elevation	P1904.BLK1.105	AAP
Block 1 - Style 1, Side Elevations	P1904.BLK1.106	AAP
Block 1 - Style 1, Rear Elevation	P1904.BLK1.107	AAP
Block 2 - Style 4, Ground Floor Plan	P1904.BLK2.101	AAP
Block 2 - Style 4, First Floor Plan	P1904.BLK2.102	AAP
Block 2 - Style 4, Second Floor Plan	P1904.BLK2.103	AAP
Block 2 - Style 4, Roof Plan	P1904.BLK2.104	AAP
Block 2 - Style 4, Front Elevation	P1904.BLK2.105	AAP
Block 2 - Style 4, Side Elevation	P1904.BLK2.106	AAP
Block 2 - Style 4, Rear Elevation	P1904.BLK2.107	AAP
Block 2 - Style 4, Side Elevation	P1904.BLK2.108	AAP
Block 3 - Style 4, Ground Floor Plan	P1904.BLK3.101	AAP
Block 3 - Style 4, First Floor Plan	P1904.BLK3.102	AAP
Block 3 - Style 4, Second Floor Plan	P1904.BLK3.103	AAP
Block 3 - Style 4, Roof Plan	P1904.BLK3.104	AAP
Block 3 - Style 4, Front Elevation	P1904.BLK3.105	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Block 3 - Style 4, Side Elevation	P1904.BLK3.106	AAP
Block 3 - Style 4, Rear Elevation	P1904.BLK3.107	AAP
Block 3 - Style 4, Side Elevation	P1904.BLK3.108	AAP
Block 4 - Style 4, Ground Floor Plan	P1904.BLK4.101	AAP
Block 4 - Style 4, First Floor Plan	P1904.BLK4.102	AAP
Block 4 - Style 4, Second Floor Plan	P1904.BLK4.103	AAP
Block 4 - Style 4, Roof Plan	P1904.BLK4.104	AAP
Block 4 - Style 4, Front Elevation	P1904.BLK4.105	AAP
Block 4 - Style 4, Side Elevation	P1904.BLK4.106	AAP
Block 4 - Style 4, Rear Elevation	P1904.BLK4.107	AAP
Block 4 - Style 4, Side Elevation	P1904.BLK4.108	AAP
Block 5 - Style 4, Ground Floor Plan	P1904.BLK5.101	AAP
Block 5 - Style 4, First Floor Plan	P1904.BLK5.102	AAP
Block 5 - Style 4, Second Floor Plan	P1904.BLK5.103	AAP
Block 5 - Style 4, Roof Plan	P1904.BLK5.104	AAP
Block 5 - Style 4, Front Elevation	P1904.BLK5.105	AAP
Block 5 - Style 4, Side Elevation	P1904.BLK5.106	AAP
Block 5 - Style 4, Rear Elevation	P1904.BLK5.107	AAP
Block 5 - Style 4, Side Elevations	P1904.BLK5.108	AAP
Block 6 - Style 4, Ground Floor Plan	P1904.BLK6.101	AAP
Block 6 - Style 4, First Floor Plan	P1904.BLK6.102	AAP
Block 6 - Style 4, Second Floor Plan	P1904.BLK6.103	AAP
Block 6 - Style 4, Roof Plan	P1904.BLK6.104	AAP
Block 6 - Style 4, Front Elevation	P1904.BLK6.105	AAP
Block 6 - Style 4, Side Elevation	P1904.BLK6.106	AAP
Block 6 - Style 4, Rear Elevation	P1904.BLK6.107	AAP
Block 6 - Style 4, Side Elevations	P1904.BLK6.108	AAP
Block 7 - Style 4, Ground Floor Plan	P1904.BLK7.101	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Block 7 - Style 4, First Floor Plan	P1904.BLK7.102	AAP
Block 7 - Style 4, Second Floor Plan	P1904.BLK7.103	AAP
Block 7 - Style 4, Roof Plan	P1904.BLK7.104	AAP
Block 7 - Style 4, Front Elevation	P1904.BLK7.105	AAP
Block 7 - Style 4, Side Elevation	P1904.BLK7.106	AAP
Block 7 - Style 4, Rear Elevation	P1904.BLK7.107	AAP
Block 7 - Style 4, Side Elevation	P1904.BLK7.108	AAP
Block 8 - Style 4, Ground Floor Plan	P1904.BLK8.101	AAP
Block 8 - Style 4, First Floor Plan	P1904.BLK8.102	AAP
Block 8 - Style 4, Second Floor Plan	P1904.BLK8.103	AAP
Block 8 - Style 4, Roof Plan	P1904.BLK8.104	AAP
Block 8 - Style 4, Front Elevation	P1904.BLK8.105	AAP
Block 8 - Style 4, Side Elevations	P1904.BLK8.106	AAP
Block 8 - Style 4, Rear Elevation	P1904.BLK8.107	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.01	AAP
Type F - Style 1, Elevations - Brick	P1904.F.02	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.03	AAP
Type F - Style 1, Elevations - Brick	P1904.F.04	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.05	AAP
Type F - Style 1, Elevations - Render	P1904.F.06	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.07	AAP
Type F - Style 1, Elevations - Brick	P1904.F.08	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.09	AAP
Type F - Style 1, Elevations - Render	P1904.F.10	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.11	AAP
Type F - Style 1, Elevations - Render	P1904.F.12	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.13	AAP
Type F - Style 1, Elevations - Brick	P1904.F.14	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Type F - Style 1, Floor & Roof Plans	P1904.F.15	AAP
Type F - Style 1, Elevations - Render	P1904.F.16	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.17	AAP
Type F - Style 1, Elevations - Brick	P1904.F.18	AAP
Type F - Style 1, Floor & Roof Plans	P1904.F.19	AAP
Type F - Style 1, Elevations - Render	P1904.F.20	AAP
Type 231 - Style 4, Floor & Roof Plans	P1904.231.01 Rev A	AAP
Type 231 - Style 4, Elevations - Brick	P1904.231.02	AAP
Type 231S - Style 4, Floor & Roof Plans	P1904.231S.01 Rev A	AAP
Type 231S - Style 4, Elevations - Brick	P1904.231S.02	AAP
Type 231S - Style 4, Floor & Roof Plans	P1904.231S.03 Rev A	AAP
Type 231S - Style 4, Elevations - Brick	P1904.231S.04	AAP
Type 231S - Style 4, Floor & Roof Plans	P1904.231S.05 Rev A	AAP
Type 231S - Style 4, Elevations - Brick	P1904.231S.06	AAP
Type 232 - Style 4, Plans & Elevations - Brick	P1904.232.01	AAP
Type 232 - Style 4, Plans & Elevations - Brick	P1904.232.02	AAP
Type 232 - Style 4, Plans & Elevations - Brick	P1904.232.03	AAP
Type 236 - Style 4, Plans & Elevations - Brick	P1904.236.01	AAP
Type 236 - Style 4, Plans & Elevations - Render	P1904.236.02	AAP
Type 241 - Style 4, Plans & Elevations - Brick	P1904.241.01	AAP
Type 241 - Style 4, Plans & Elevations - Brick	P1904.241.02	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.01	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.02	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.03	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.04 Rev A	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.05	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.06	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.07	AAP

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Title	Date / Reference	Prepared by:
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.08	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.09	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.10	AAP
Type 242 - Style 4, Plans & Elevations - Render	P1904.242.11	AAP
Type 242 - Style 4, Plans & Elevations - Brick	P1904.242.12	AAP
Type 242A - Style 4, Plans & Elevations - Brick	P1904.242A.01	AAP
Type 242A - Style 4, Plans & Elevations - Rnd	P1904.242A.02	AAP
Type 242B - Style 4, Plans & Elevations - Brick	P1904.242B.01	AAP
Type 341 - Style 4, Floor & Roof Plans	P1904.341.01	AAP
Type 341 - Style 4, Elevations - Brick	P1904.341.02	AAP
Type 341 - Style 4, Elevations - Render	P1904.341.03	AAP
Type 341 - Style 4, Floor & Roof Plans	P1904.341.04	AAP
Type 341 - Style 4, Elevations - Brick	P1904.341.05	AAP
Type 341 - Style 4, Elevations - Brick	P1904.341.06	AAP
Type 341 - Style 5, Floor & Roof Plans	P1904.341.07	AAP
Type 341 - Style 5, Elevations - Tile	P1904.341.08 Rev A	AAP
Type 341A - Style 4, Floor & Roof Plans	P1904.341A.01	AAP
Type 341A - Style 4, Elevations - Brick	P1904.341A.02	AAP
Type 351 - Style 4, Floor & Roof Plans	P1904.351.02	AAP
Type 351 - Style 4, Elevations - Brick	P1904.351.02	AAP
Type 352 - Style 4, Floor & Roof Plans	P1904.352.01	AAP
Type 352 - Style 4, Elevations - Brick	P1904.352.02	AAP
Type 352 - Style 4, Elevations - Render	P1904.352.03	AAP
Type 352 - Style 4, Floor & Roof Plans	P1904.352.04	AAP
Type 352 - Style 4, Elevations - Brick	P1904.352.05	AAP
Type 352A - Style 4, Floor & Roof Plans	P1904.352A.01	AAP
Type 352A - Style 4, Elevations - Brick	P1904.352A.02	AAP
Type 352B - Style 4, Floor & Roof Plans	P1904.352B.01	AAP

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Title	Date / Reference	Prepared by:
Type 352B - Style 4, Elevations - Brick	P1904.352B.02	AAP
Type 354 - Style 4, Floor & Roof Plans	P1904.354.01	AAP
Type 354 - Style 4, Elevations - Brick	P1904.354.02	AAP
Type 354 - Style 4, Elevations - Render	P1904.354.03	AAP
Type 354 - Style 4, Floor & Roof Plans	P1904.354.04	AAP
Type 354 - Style 4, Elevations - Brick	P1904.354.05	AAP
Type 354A - Style 5, Floor & Roof Plans	P1904.354A.01	AAP
Type 354A - Style 5, Elevations - Brick	P1904.354A.02	AAP
Type 355 - Style 4, Floor & Roof Plans	P1904.355.01	AAP
Type 355 - Style 4, Elevations - Render	P1904.355.02	AAP
Type 355 - Style 5, Floor & Roof Plans	P1904.355.03	AAP
Type 355 - Style 5, Elevations - Tile Hung	P1904.355.04	AAP
Type 355A - Style 5, Floor & Roof Plans	P1904.355A.01	AAP
Type 355A - Style 5, Elevations - Brick	P1904.355A.02	AAP
Type 356 - Style 1, Floor & Roof Plans	P1904.356.01 Rev A	AAP
Type 356 - Style 1, Elevations - Brick	P1904.356.02 Rev A	AAP
Type 356 - Style 1, Elevations - Render	P1904.356.03 Rev A	AAP
Type 356 - Style 1, Floor & Roof Plans	P1904.356.04 Rev A	AAP
Type 356 - Style 1, Elevations - Brick	P1904.356.05 Rev A	AAP
Type 356 - Style 1, Floor & Roof Plans	P1904.356.06 Rev A	AAP
Type 356 - Style 1, Elevations - Brick	P1904.356.07 Rev A	AAP
Type 356 - Style 1, Floor & Roof Plans	P1904.356.08 Rev A	AAP
Type 356 - Style 1, Elevations - Brick	P1904.356.09 Rev A	AAP
Type 356 - Style 1, Floor & Roof Plans	P1904.356.10 Rev A	AAP
Type 356 - Style 1, Elevations - Brick	P1904.356.11 Rev A	AAP
Type 356 - Style 4, Floor & Roof Plans	P1904.356.12	AAP
Type 356 - Style 4, Elevations - Brick	P1904.356.13	AAP
Type 356 - Style 4, Elevations - Render	P1904.356.14	AAP

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Title	Date / Reference	Prepared by:
Type 361 - Style 4, Floor & Roof Plans	P1904.361.01	AAP
Type 361 - Style 4, Elevations - Brick	P1904.361.02	AAP
Type 361B - Style 4, Floor & Roof Plans	P1904.361B.01	AAP
Type 361B - Style 4, Elevations - Brick	P1904.361B.02	AAP
Type 362 - Style 4, Floor & Roof Plans	P1904.362.01	AAP
Type 362 - Style 4, Elevations - Brick	P1904.362.02	AAP
Type 451 - Style 4, Floor & Roof Plans	P1904.451.01	AAP
Type 451 - Style 4, Elevations - Brick	P1904.451.02	AAP
Type 451 - Style 4, Elevations - Render	P1904.451.03	AAP
Type 451 - Style 4, Floor & Roof Plans	P1904.451.04	AAP
Type 451 - Style 4, Elevations - Brick	P1904.451.05	AAP
Type 451 - Style 4, Elevations - Render	P1904.451.06	AAP
Type 451 - Style 5, Floor & Roof Plans	P1904.451.07	AAP
Type 451 - Style 5, Elevations - Brick	P1904.451.08	AAP
Type 451 - Style 5, Elevations - Tile Hung	P1904.451.09	AAP
Type 452 - Style 4, Floor & Roof Plans	P1904.452.01	AAP
Type 452 - Style 4, Elevations - Brick	P1904.452.02	AAP
Type 452A - Style 4, Floor & Roof Plans	P1904.452A.01	AAP
Type 452A - Style 4, Elevations - Brick	P1904.452A.02	AAP
Type 452B - Style 4, Floor & Roof Plans	P1904.452B.01	AAP
Type 452B - Style 4, Elevations - Brick	P1904.452B.02	AAP
Type 461 - Style 5, Floor & Roof Plans	P1904.461.01	AAP
Type 461 - Style 5, Elevations - Brick	P1904.461.02	AAP
Type 462 - Style 4, Floor & Roof Plans	P1904.462.01	AAP
Type 462 - Style 4, Elevations - Brick	P1904.462.02	AAP
Type 462 - Style 5, Floor & Roof Plans	P1904.462.03	AAP
Type 462 - Style 5, Elevations - Brick	P1904.462.04	AAP
Type 462 - Style 5, Elevations - Tile Hung	P1904.462.05	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Type 462A - Style 5, Floor & Roof Plans	P1904.462A.01	AAP
Type 462A - Style 5, Elevations - Brick	P1904.462A.02 Rev A	AAP
Type 462A - Style 5, Elevations - Tile Hung	P1904.462A.03 Rev A	AAP
Type 466 - Style 5, Floor & Roof Plans	P1904.466.01	AAP
Type 466 - Style 5, Elevations - Brick	P1904.466.02	AAP
Type 466A - Style 5, Floor & Roof Plans	P1904.466A.01	AAP
Type 466A - Style 5, Elevations - Brick	P1904.466A.02	AAP
Type 466A - Style 5, Elevations - Render	P1904.466A.03	AAP
Type 467 - Style 5, Floor & Roof Plans	P1904.467.01	AAP
Type 467 - Style 5, Elevations - Brick	P1904.467.02	AAP
Type 467A - Style 5, Floor & Roof Plans	P1904.467A.01	AAP
Type 467A - Style 5, Elevations - Brick	P1904.467A.02	AAP
Type 467A - Style 5, Elevations - Render	P1904.467A.03	AAP
Type 467A - Style 4, Floor & Roof Plans	P1904.467A.04	AAP
Type 467A - Style 4, Elevations - Brick	P1904.467A.05	AAP
Type 468 - Style 5, Floor & Roof Plans	P1904.468.01	AAP
Type 468 - Style 5, Elevations - Brick	P1904.468.02	AAP
Type 468 - Style 5, Elevations - Tile Hung	P1904.468.03	AAP
Type 471 - Style 1, Floor & Roof Plans	P1904.471.01 Rev A	AAP
Type 471 - Style 1, Elevations - Brick	P1904.471.02 Rev A	AAP
Type 471 - Style 1, Floor & Roof Plans	P1904.471.03 Rev A	AAP
Type 471 - Style 1, Elevations - Brick	P1904.471.04 Rev A	AAP
Type 571 - Style 5, Floor & Roof Plans	P1904.571.01	AAP
Type 571 - Style 5, Elevations - Brick	P1904.571.02	AAP
Type 571 - Style 5, Elevations - Render	P1904.571.03	AAP
Type 581 - Style 5, Floor & Roof Plans	P1904.581.01	AAP
Type 581 - Style 5, Elevations - Brick	P1904.581.02	AAP
Type 581 - Style 5, Elevations - Tile Hung	P1904.581.03	AAP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Type 581 - Style 5, Elevations - Tile Hung	P1904.581.04	AAP
Block 3 Cycle Store, Style 4 - Plans & Elevations	P1904.ST.101	AAP
Block 4 Bin & Cycle Store, Style 4 - Plans & Elevs	P1904.ST.102	AAP
Block 5 Bin & Cycle Store, Style 1 - Plans & Elevs	P1904.ST.103	AAP
Block 6 Bin & Cycle Store, Style 4 - Plans & Elevs	P1904.ST.104	AAP
Blocks 7 & 8 Bin & Cycle Store, Style 4 - P & E	P1904.ST.105	AAP
Walking and Cycling Strategy	A389-100 P2	ALP
General Arrangement Sheet 1	A389-R11-101 A	ALP
General Arrangement Sheet 2	A389-R11-102 A	ALP
Longitudinal Sections Sheet 1	A389-R11-121 A	ALP
Longitudinal Sections Sheet 2	A389-R11-122 A	ALP
Longitudinal Sections Sheet 3	A389-R11-123 A	ALP
Basin Sections Sheet 1	A389-R11-151 A	ALP
Basin Sections Sheet 2	A389-R11-152 A	ALP
Proposed levels and contours sheet 1	A389-R11-401 A	ALP
Proposed levels and contours sheet 2	A389-R11-402 A	ALP
Drainage Layout Sheet 1	A389-R11-501 A	ALP
Drainage Layout Sheet 2	A389-R11-502 A	ALP
Drainage Construction Details Sheet 1	A389-R11-511 A	ALP
Drainage Construction Details Sheet 2	A389-R11-512 A	ALP
Drainage Construction Details Sheet 3	A389-R11-513 A	ALP
Materials Plan Sheet 1	A389-R11-701 A	ALP
Materials Plan Sheet 2	A389-R11-702 A	ALP
Highway Construction Plan Sheet 1	A389-R11-711 A	ALP
Highway Construction Plan Sheet 2	A389-R11-712 A	ALP
Road Signs and line markings Sheet 1	A389-R11-1201 A	ALP
Lighting Lux Plan Sheet 1	A389-R11-1301 A	ALP
Lighting Lux Plan Sheet 2	A389-R11-1302 A	ALP

Submission Schedule continued

Title	Date / Reference	Prepared by:
Electric Vehicle Charging Strategy	A398-TN010 Rev A	ALP
Temporary Two-Way Access in the Event of an Emergency	A389-R11-001 A	ALP
Proposed Levels Layout	7371-MJA-SW-XX-DR-C-001 PL2	MJA
Proposed Surface Water Drainage	7371-MJA-SW-XX-DR-C-002 PL2	MJA
Surface Water Catchment Plan	7371-MJA-SW-XX-DR-C-003 PL2	MJA
Surface Water Exceedance Plan	7371-MJA-SW-XX-DR-C-004 PL2	MJA
Proposed Foul Water Drainage	7371-MJA-SW-XX-DR-C-005 PL2	MJA
Highway General Arrangement	7371-MJA-SW-XX-DR-C-006 PL2	MJA
Highway Adoption Plan	7371-MJA-SW-XX-DR-C-007 PL2	MJA
Surfacing Plan	7371-MJA-SW-XX-DR-C-008 PL2	MJA
Refuse Vehicle Swept Path Analysis	7371-MJA-SW-XX-DR-C-009 PL2	MJA
Fire Tender Swept Path Analysis	7371-MJA-SW-XX-DR-C-010 PL2	MJA
Landscape Masterplan	P24-2506_EN_01A	Pegasus
Detailed On-plot Landscape Proposals Sheet s1 - 11	P24-2506_EN_002A_R11	Pegasus
Detailed POS Soft Landscaping Proposals (Sheet 1 of 4)	P24-2506_EN_03-01A	Pegasus
Detailed POS Soft Landscaping Proposals (Sheet 2 of 4)	P24-2506_EN_03-02A	Pegasus
Detailed POS Soft Landscaping Proposals (Sheet 3 of 4)	P24-2506_EN_03-03A	Pegasus
Detailed POS Soft Landscaping Proposals (Sheet 4 of 4)	P24-2506_EN_03-04A	Pegasus
Detailed POS Hard Landscaping Proposals (Sheet 1 of 4)	P24-2506_EN-04-01A	Pegasus
Detailed POS Hard Landscaping Proposals (Sheet 2 of 4)	P24-2506_EN-04-02A	Pegasus
Detailed POS Hard Landscaping Proposals (Sheet 3 of 4)	P24-2506_EN_04-03A	Pegasus
Detailed POS Hard Landscaping Proposals (Sheet 4 of 4)	P24-2506_EN_04-04A	Pegasus
Tree Pit Details	P24-2506_EN_008	Pegasus
Landscape Phasing Plan	P24-2506_EN_009	Pegasus
Illustrative Landscape Sections	P24-2506_EN_010	Pegasus
Design Compliance Statement	P25-0277_01A	Pegasus
Open Space Specification	P24-2506_05	Pegasus
Heritage Assessment (incl. Archaeological DBA)	06/03/2025	Pegasus

Submission Schedule continued

Title	Date / Reference	Prepared by:
Planning Statement	March 2025	Nexus
Affordable Housing Statement	March 2025	Nexus
Equality Impact Assessment	March 2025	Nexus
Drainage Statement	A389-R017B	ALP
Transport Statement	17 March 2025	ALP
Parking Demand Calculation Sheet	March 2025	N/A
Statement of Community Involvement	March 2025	Cratus
Arboricultural Impact Assessment & Method Statement	KIER24766aiaams Rev A	ACD Environmental
Tree Protection Plan	KIER24766-03 Rev A	ACD Environmental
Employment & Skills Strategy	March 2025	Jackson Rowe
Employment & Skills Plan	March 2025	Jackson Rowe
Ground Conditions Technical Note	GE23017-TN02-250314	Geo-Environmental
Energy Statement (including Water Use Assessment Calculations)	March 2025	Briary Energy
Ecological Mitigation Strategy	March 2025	ECOSA
Biodiversity Net Gain Design Stage Assessment	March 2025	ECOSA
Condition 40 Noise Assessment	March 2025	Cass Allen
Site Waste Management Plan	March 2025	RSK

