



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

Planning Statement

ON BEHALF OF KIER PROPERTY DEVELOPMENTS LIMITED

March 2025

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Kier Property Developments Limited (“the Applicant”) to support a reserved matters application for application for 343 dwellings on Parcel R11 of Phase 2b of the South Wokingham Strategic Development Location (‘the site’). 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).”

- 1.2 The application is being made pursuant to a hybrid planning permission for Phase 2b of the South Wokingham Strategic Development Location that was granted by Wokingham Borough Council (‘the Council’) on 19th July 2024 (Ref: 191068).

2. Context

Allocation

- 2.1 The Council's Core Strategy was adopted in January 2010 and covers the plan period 2006 to 2026. Policy CP21 (South Wokingham Strategic Development Location) allocates land to the south of Wokingham for major mixed-use development of around 2,500 dwellings, including the provision of relief road from the vicinity of the Coppid Beech roundabout (see red star on Figure 1) to the Finchampstead Road (see yellow star on Figure 1). The full extent of the South Wokingham Strategic Development Location ('SWSDL') allocation is shown in Figure 1.

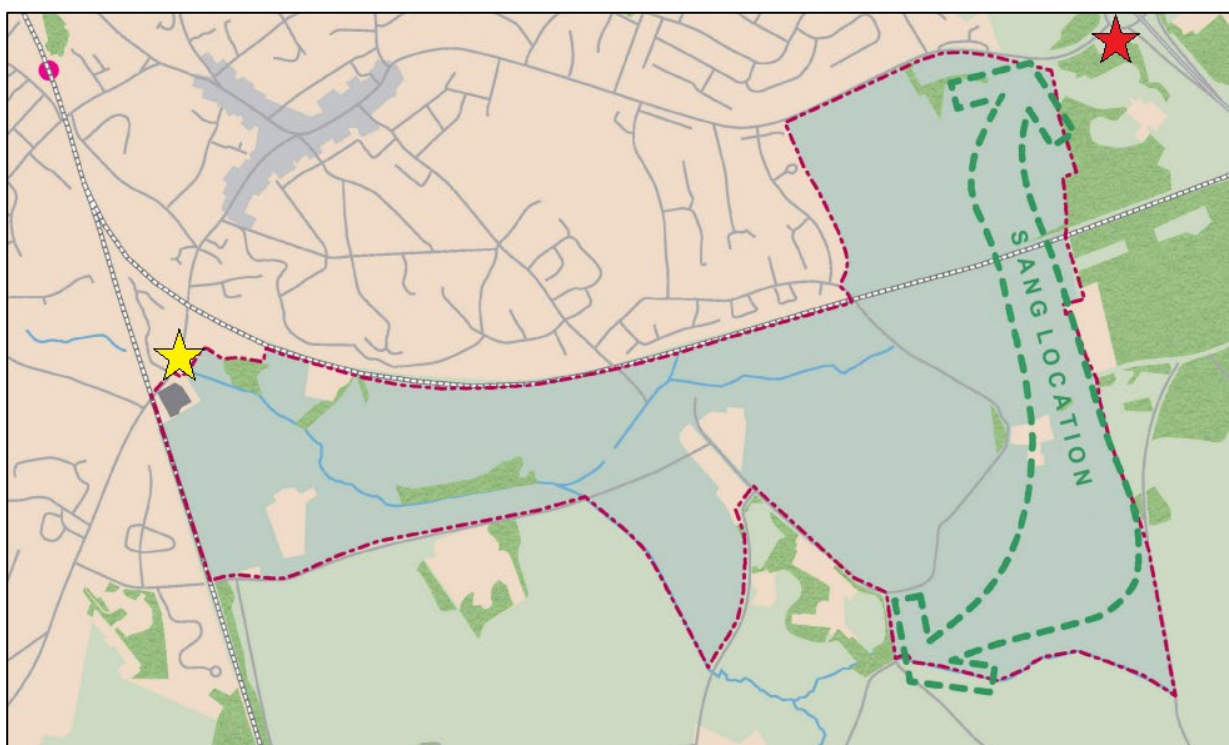


Figure 1: Annotated Core Strategy Extract

- 2.2 To date four outline / hybrid planning permissions have been granted for three phases of the SWSDL. These are detailed in Table 1 below.

Table 1: SWSDL Phases

Area and Applicant	Summary of Proposal	Details
Phase 1 David Wilson Homes Purple area on Figure 2	Outline application for 650 dwellings, a primary school, a local neighbourhood centre and Suitable Alternative Natural Greenspace ('SANG').	Ref: O/2010/1712 Validated: 05/08/2010 Approved: 18/12/2012
Phase 2a Kingacre Estates Yellow area on Figure 2	Outline application for 215 dwellings and associated infrastructure.	Ref: 190914 Validated: 15/05/2019 Approved: 19/07/2024

Area and Applicant	Summary of Proposal	Details
Phase 2b Kier Ventures Ltd and Miller Homes Ltd Blue area on Figure 2	Hybrid application for 1,434 dwellings, a primary school, a local centre and a SANG.	Ref: 191068 Validated: 10/06/2019 Approved: 19/07/2024
Phase 3 Charles Church Developments Ltd Green area on Figure 2	Hybrid application for 171 dwellings and SANG.	Ref: 192325 Validated: 20/08/2019 Approved: 24/12/2024

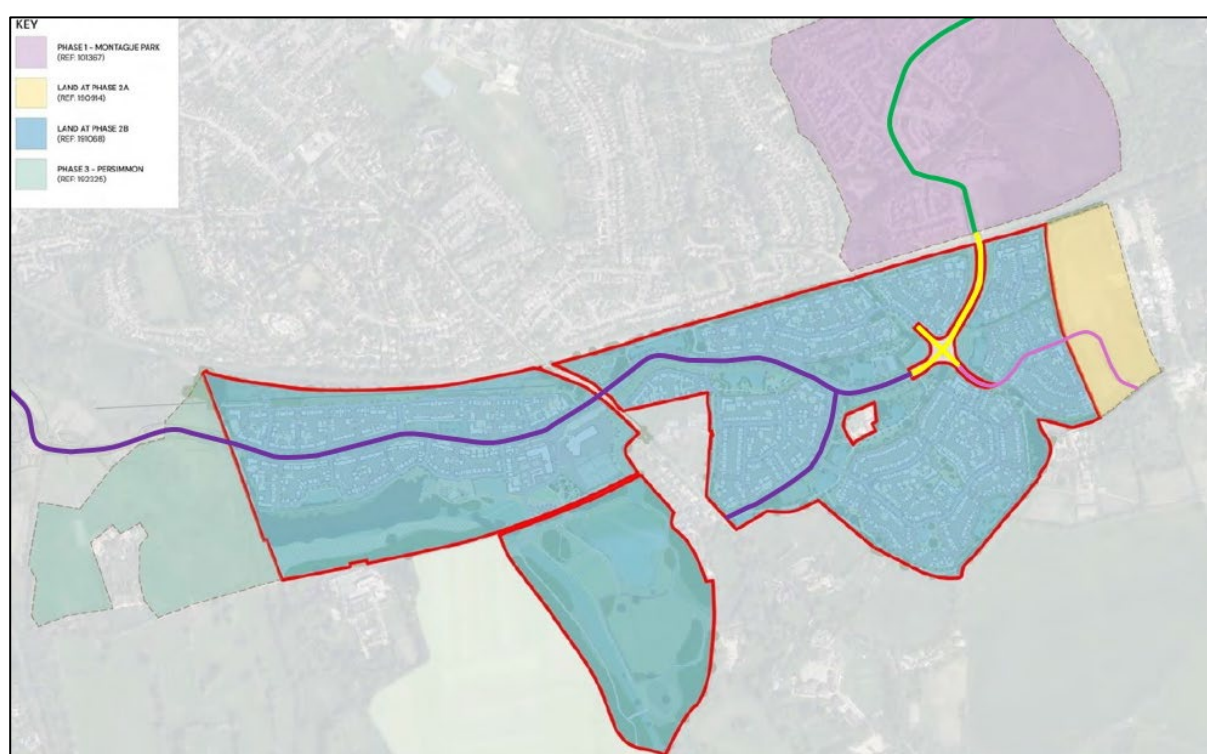


Figure 2: Annotated extract from Design Code for Phase 2b

- 2.3 The relief road, now referred to as the South Wokingham Distributor Road ('SWDR'), is also coming forward in three phases (see Table 3).

Table 2: SWDR Phases

Area and Applicant	Details	Notes
Phase 1 Green line on Figure 2	Ref: O/2010/1712 Validated: 05/08/2010 Approved: 18/12/2012	The first stretch of the SWDR has been delivered subject to the outline planning permission (and subsequent reserved matters) obtained by David Wilson Homes.

Area and Applicant	Details	Notes
Phase 2 Yellow line on Figure 2	Ref: 172934 Validated: 19/01/2018 Approved: 19/02/2018	The second stretch of the SWDR has been delivered subject to a full planning permission obtained by Wokingham Borough Council.
Phase 3 Purple line on Figure 2	Ref: 192928 Validated: 18/12/2020 Approved: 08/05/2021	The third stretch of the SWDR will be delivered subject to a full planning permission obtained by Wokingham Borough Council. As can be seen it also include a spur from the main spine of the SWDR to Easthampstead Road. At the time of writing it is anticipated that construction will commence in Spring 2025 and finish by the end of 2026.

- 2.4 Full planning permission has also been obtained for a stretch of road (pink line on Figure 2), known as the Parcel R10 / R14 Link Road, that will provide an alternative route to Waterloo Road from the roundabout at the junction of Waterloo Road with William Heelas Way (Ref: 240892).

Phase 2b Hybrid Planning Permission

- 2.5 The reserved matters application for Parcel R11 is being made subject to the hybrid planning permission for Phase 2b of the SDL that was obtained by the Applicant and Miller Homes Ltd on 19th July 2024 (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."

- 2.6 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.

Parameter Plans

- 2.7 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
- 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

Prior to the first Reserved Matters Conditions

- 2.8 There are four planning conditions that need to be discharged before any reserved matters applications can be submitted pursuant to the hybrid planning permission. All subsequent reserved matters applications are required to comply with these plans and documents. As set out below the four conditions have been discharged.

Table 3: Prior to the first Reserved Matters Conditions

No.	Requirement	Status
4.	Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement Submission and approval of the following: • Site-Wide Masterplan • Design Code • Landscape Design Statement	Ref: 241971 Status: Discharged
10.	Ground and Building Levels Submission and approval of a levels strategy which establishes the range of levels within each parcel.	Ref: 241972 Status: Discharged
34.	Drainage Exceedance Routes Submission and approval of a plan that identifies exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space.	Ref: 241973 Status: Discharged
45.	Pedestrian and Cycle Strategy Submission and approval of strategy which sets out an interconnected network for routes for pedestrians and cyclists.	Ref: 241974 Status: Discharged

Before or concurrent with the first Reserved Matters application Conditions

- 2.9 There are also four conditions for which information needs to be submitted before or concurrent with the first reserved matters application submitted pursuant to the hybrid planning permission. All subsequent reserved matters applications are required to comply with these plans and documents. For reference the first reserved matters application submitted pursuant to the hybrid planning permission was for Parcel R10 which was validated on 5th March 2025 (Ref: 250399). The current status of the conditions is set out in the table below.

Table 4: Before or concurrent with the first Reserved Matters application Conditions

No.	Requirement	Status
3.	Phasing Submission of phasing details which define the development to be delivered in each phase, including (items below are specifically relevant to Parcel R11: • The number, size, type and tenure mix of affordable dwellings. • The number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings). • The size and type of market dwellings. • On-site public open space. • Phasing of delivery of the movement network. • Timing and delivery of the flood compensation works associated with the SWDR. • Timing of the delivery of the drainage and SuDS in relation to the development it is to serve. • Early delivery of landscaping required to mitigate the impact upon the listed buildings (including Britton's Farmhouse (Grade II) and Barn (Grade II)).	Ref: 250496 Status: Pending Determination
8.	Public Art Submission of a public art strategy for the whole development.	Ref: 242460 Status: Discharged
24.	Lighting Submission of an Overarching External Lighting Strategy.	Ref: 250399 Status: Pending Determination (included in reserved matters application for Parcel R10)
29.	Surface Water Drainage and Sustainable Drainage Systems (SuDS) Submission of a strategy demonstrating coordination with the wider Strategic Development Location (the SuDS Strategy), based on Phase 2 of the South Wokingham SDL Flood Risk Assessment, Ref No: 70001684- FRA-SDL-001 (August 2020) (Environmental Statement Phase 2 Addendum Volume 2).	Ref: 242459 Status: Discharged

Conditions setting out requirements for Reserved Matters Application

- 2.10 The table below lists the planning conditions that include specific requirements for the reserved matters application for Parcel R11. Please see the decision notice for the full condition wording.

Table 5: Conditions setting out requirements for Reserved Matters Application

No.	Topic	Requirements
2.	Approved Drawings	Proposals to accord with approved drawings listed in Condition 2.
3.	Phasing	Proposals to accord with phasing details to be approved pursuant to Condition 3.
4.	Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement	Proposals to accord with Site-Wide Masterplan, Design Code and Landscape Design Statement to be approved pursuant to Condition 4.
6.	Crime Prevention Design Advisor	Proposals to demonstrate how the layout of the site and design of buildings conforms to the principles of Secure by Design and the British Parking Association's Safer Parking Scheme.
7.	Waste Storage	Proposals to incorporate suitable internal and external storage for refuse and recyclable materials as appropriate to the development.
10.	Ground and Building Levels	Proposals to accord with levels strategy to be approved pursuant to Condition 10.
12.	Tree Protection	Reserved matters applications to be accompanied by an updated Arboricultural Impact Assessment.
20.	Ecology	Reserved matters applications to include details of the type and location of bat and bird boxes.
22.	Ecology	Reserved matters applications to demonstrate how sufficient separation from the ancient semi-natural woodland to the south will be achieved.
24.	Lighting	Proposals to accord with the Overarching External Lighting Strategy to be approved pursuant to Condition 24.
27.	Internal Space Standards	All dwellings to be compliant with the Nationally Described Space Standard (March 2015).
28.	Flood Risk Assessment	Proposals to accord with the <i>Phase 2 of the South Wokingham SDL Flood Risk Assessment</i> (August 2020).

No.	Topic	Requirements
30.	Surface Water Drainage and Sustainable Drainage Systems ('SuDS')	Proposals to accord with the SuDS Strategy for the whole development that is to be approved pursuant to Condition 29.
33.	Surface Water Drainage and Sustainable Drainage Systems ('SuDS')	Reserved matters applications to include measures for effective water quality treatment.
34.	Drainage Exceedance Routes	Proposals to accord with Exceedance Flow Routing Strategy for the whole development that is to be approved pursuant to Condition 34.
40.	Noise Mitigation	Reserved matters applications to be accompanied by a Noise Mitigation Plan demonstrating how appropriate internal and external noise levels will be achieved.
45.	Pedestrian and Cycling Strategy	Proposals to accord with the Pedestrian and Cycle Strategy to be approved pursuant to Condition 45.
47.	PRoW	Reserved matters applications for any phase that is adjacent to a Public Right of Way ('PRoW') to include details of direct connections between residential parcels and the adjacent PRoW
53.	Access, Visibility Splays and Tracking	Proposals to include access details, including visibility splays (for footpaths, cycle paths, private drives and access roads as relevant) and tracking of motor vehicles.
55.	Parking and Servicing	Reserved matters applications to include details of car and motorcycle parking.
58.	Parking and Servicing	Reserved matters applications include details of cycle parking.
62.	Electric Vehicle Charging	Reserved matters applications to be accompanied by an Electric Vehicle Charging Strategy for the phase.
65.	Low and Zero Carbon Technologies	Reserved matters applications to be accompanied by: - An Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations - Details of how the water consumption targets of 105 litres or less per person per day for new dwellings will be met.

No.	Topic	Requirements
66.	Site Waste Management Plan	Reserved matters applications to be accompanied by a Site Waste Management Plan.

Planning Obligations

- 2.11 The permission is subject to the terms of the provisions of a Section 106 Agreement with Wokingham Borough Council ('WBC') and a number of other parties dated 19th October 2024. The key provisions of relevance to the reserved matters submission for Parcel R11 are summarised below.

Affordable Housing

- 2.12 The key provisions in respect of affordable housing for Phase 2b as a whole are summarised in the table below. A more detailed account can be found in the Affordable Housing Statement which included as part of the reserved matters application.

Table 6: Affordable Housing Requirements

Topic	Requirement																		
Affordable Housing Scheme	Reserved matters application to be accompanied by an Affordable Housing Scheme.																		
Quantum	Thirty-five percent (40%) of the dwellings are to be provided as affordable housing units.																		
Tenure	Seventy percent (70%) of the affordable dwellings to be provided as Social Rented Housing and Affordable Rented Housing, comprising: • a minimum of 58% Social Rented Housing. • a minimum of 4% and maximum of 12% Affordable Rented Housing. Thirty percent (30%) of the affordable dwellings to be provided as Shared Ownership Housing.																		
Mix and Size	Unless otherwise agreed in writing to provide the Affordable Housing in accordance with the table below: <table><tr><th>Dwelling Size and Type</th><th>Minimum Gross Internal Floor Area (sqm)</th><th>Proportion of Total Affordable Housing Dwellings</th></tr><tr><td>1 Bedroom</td><td>50 sqm</td><td>No fewer than 20%</td></tr><tr><td>2 Bedroom Flat</td><td>61 sqm</td><td>No more than 10%</td></tr><tr><td>2 Bedroom House</td><td>79 sqm</td><td>No fewer than 40%</td></tr><tr><td>3 Bedroom House</td><td>93 sqm</td><td>No fewer than 20%</td></tr><tr><td>4 Bedroom House</td><td>106 sqm</td><td>No fewer than 10%</td></tr></table>	Dwelling Size and Type	Minimum Gross Internal Floor Area (sqm)	Proportion of Total Affordable Housing Dwellings	1 Bedroom	50 sqm	No fewer than 20%	2 Bedroom Flat	61 sqm	No more than 10%	2 Bedroom House	79 sqm	No fewer than 40%	3 Bedroom House	93 sqm	No fewer than 20%	4 Bedroom House	106 sqm	No fewer than 10%
Dwelling Size and Type	Minimum Gross Internal Floor Area (sqm)	Proportion of Total Affordable Housing Dwellings																	
1 Bedroom	50 sqm	No fewer than 20%																	
2 Bedroom Flat	61 sqm	No more than 10%																	
2 Bedroom House	79 sqm	No fewer than 40%																	
3 Bedroom House	93 sqm	No fewer than 20%																	
4 Bedroom House	106 sqm	No fewer than 10%																	

Topic	Requirement
Distribution	Unless otherwise agreed in writing to provide the Affordable Housing in accordance with the following clustering requirements: • In the case of houses in clusters of no more than 20 houses together. • In the case of apartments or flats in clusters of no more than 20 units together. • In the case of clusters comprising both houses and apartments or flats of no more than 20 houses within the said cluster and 20 apartment units or flat units within the said cluster.
Design	To be designed in a way which is materially indistinguishable in external design and appearance from the open market dwellings of similar size.
Accessibility	To provide at least 5% of the affordable dwellings as Access and Adaptable Dwellings.

Allotments

- 2.13 The approved Green Infrastructure Provision drawing (Figure 3) requires an area of allotments (A3) to be provided within the boundary of the reserved matters application for Parcel R11.

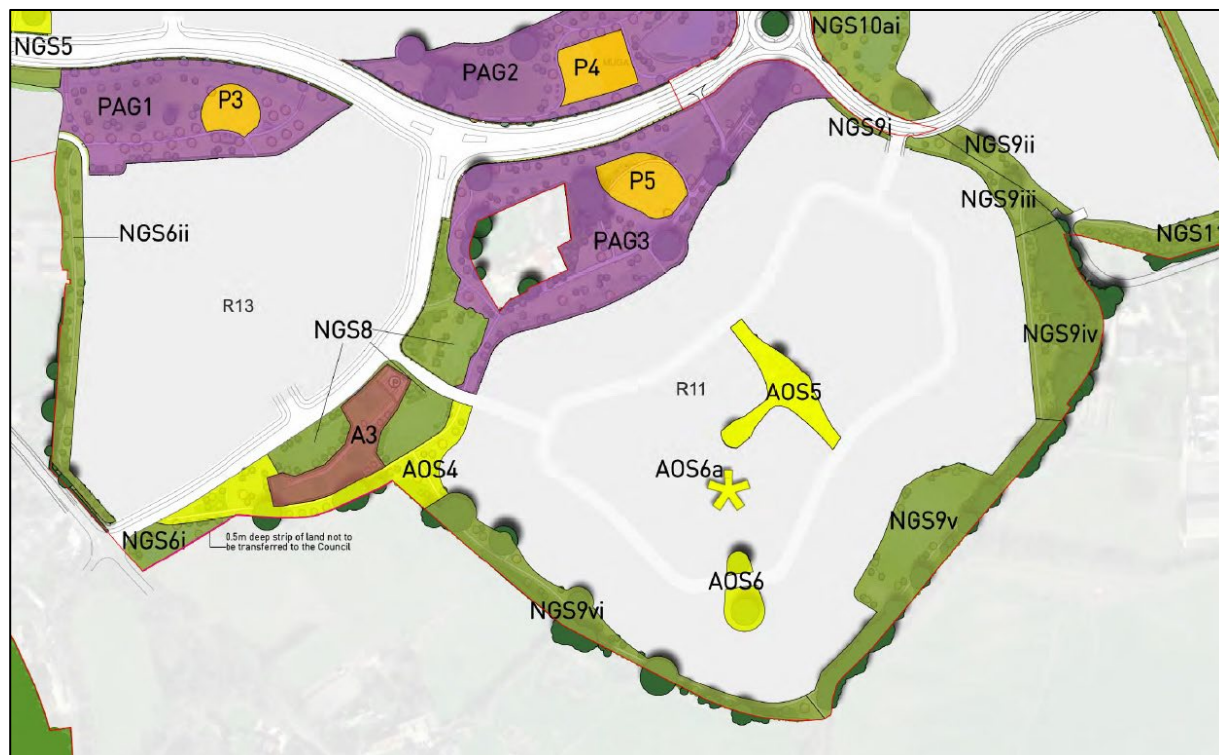


Figure 3: Extract from Green Infrastructure Provision (P19-0052_29J)

2.14 The key provisions in respect of A3 are:

- To be 3,600 square metres in size.
- To conform with the guidance of the National Allotments Society for '21st Century Allotments in New Developments' and 'Wokingham Borough Council – Community Allotment Facility Design Guide' (Version 1.0 Revision September 2023).

2.15 As A3 falls within the Parcel 11 reserved matters application the proposals need to specify the:

"precise location of the Allotments and their precise boundaries"

2.16 It is important to note that the Detailed Specification for the allotments is not required as part of the reserved matters application but prior to construction.

Biodiversity Net Gain

2.17 The key points are:

- **Baseline:** The baseline for all assessments is the habitat type and habitat condition as recorded in the South Wokingham Revised Biodiversity Net Gain Assessment, December 2022 (Ref: 6087 TN05 SWBNG dv1).
- **Target:** The target for the Phase 2b as a whole is 10%.
- **Reserved Matters Applications:** Each reserved matters application must include a BNG Report that includes:
 - *"a Biodiversity Net Gain Assessment for the related Reserved Matters submission and the Biodiversity Net Gain Units estimated to result"*
 - *"the Biodiversity Net Gain Units (if any) by which any previous Reserved Matters submission within the Application Site and Holme Park SANG combined exceeded the Biodiversity Net Gain Target for the previous Reserved Matters approval/s within the Application Site and Holme Park SANG combined"*

Children's Play Area

2.18 The approved Green Infrastructure Provision drawing (Figure 3) requires a Children's Play Area (P5) to be provided with the boundary of the reserved matters application for Parcel R11. The key provisions in respect of P5 are:

- To be 0.20 square metres in size.
- To include a Locally Equipped Area of Play ('LEAP') which is defined in the 'Definitions and Interpretation' section of the Agreement as:

"comprising an area of not less than 600 square metres typically for children ages up to 11 with 6 or more different pieces of play equipment that is designed for children and meets the Councils minimum size for play areas and is constructed in accordance with the principles set out in the Wokingham Play Space Design Guide"

Employment Skills

- 2.19 Each developer must submit on Parcel 2b is required to submit an overarching Employment Skills Strategy that will cover all their parcels. It needs to set out:

“a potential recruitment and training strategy for the initial and further Reserved Matters applications”.

and

“how those carrying out the Development or part thereof their contractors sub-contractors and agents may engage, train or recruit local residents across all of their Reserved Matters applications including but not limited to which national construction initiatives will be applied, how local residents may be recruited and what measures may be taken to engage with primary, secondary or tertiary education partners in order to develop and enhance the skills and experience of local residents”.

- 2.20 Each reserved matters application must then include an Employment Skills Plan which accords with the Employment Skills Strategy and includes:

“(a) a timetable for its implementation and which complies with the Council’s policy TB12 detailing how the Development accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors and end users; and

(b) a supporting method statement to accompany the plan”

Open Space

- 2.21 Part 1 of Schedule 5 of the Section 106 Agreement requires each reserved matters application to include a:

“Detailed Specification in respect of the Amenity Space, Civic Space, Natural and Semi-Natural Green Space and Parks and Gardens (as applicable) for the related Development Zone”.

- 2.22 An extract from the plan referred to in the Agreement is include at Figure 3. It shows that the reserved matters application for Parcel R11 includes the areas of open space listed in Table 7.

Table 7: Open Space within Parcel R11

Typology	Areas (see Figure 3)
Amenity Open Space	AOS4, AOS5, AOS6 and AOS6a
Natural / Semi-Natural Green Space	NGS6i, NGS8, NGS9i, NGS9iii, NGS9iv, NGS9v and NGS9vi
Parks and Gardens	PAG3

3. The Site

- 3.1 The reserved matters application is for Parcel R11 (including the surrounding landscaping) of Phase 2b of the South Wokingham Strategic Development Location. The site in the context of Phase 2b as a whole is shown on Figure 4 below.



Figure 4: Annotated extract from Framework Plan (P18-0963_191)

- 3.2 The site comprises approximately 17 hectares of agricultural land to the south of the roundabout at the junction of Waterloo Road and William Heelas Way. It will be bound to the north-west and north-east by the roads to be constructed pursuant to permissions 192928 and 240892 (see paragraphs 2.3 and 2.4), and to the south-west and south-east by existing field boundaries.

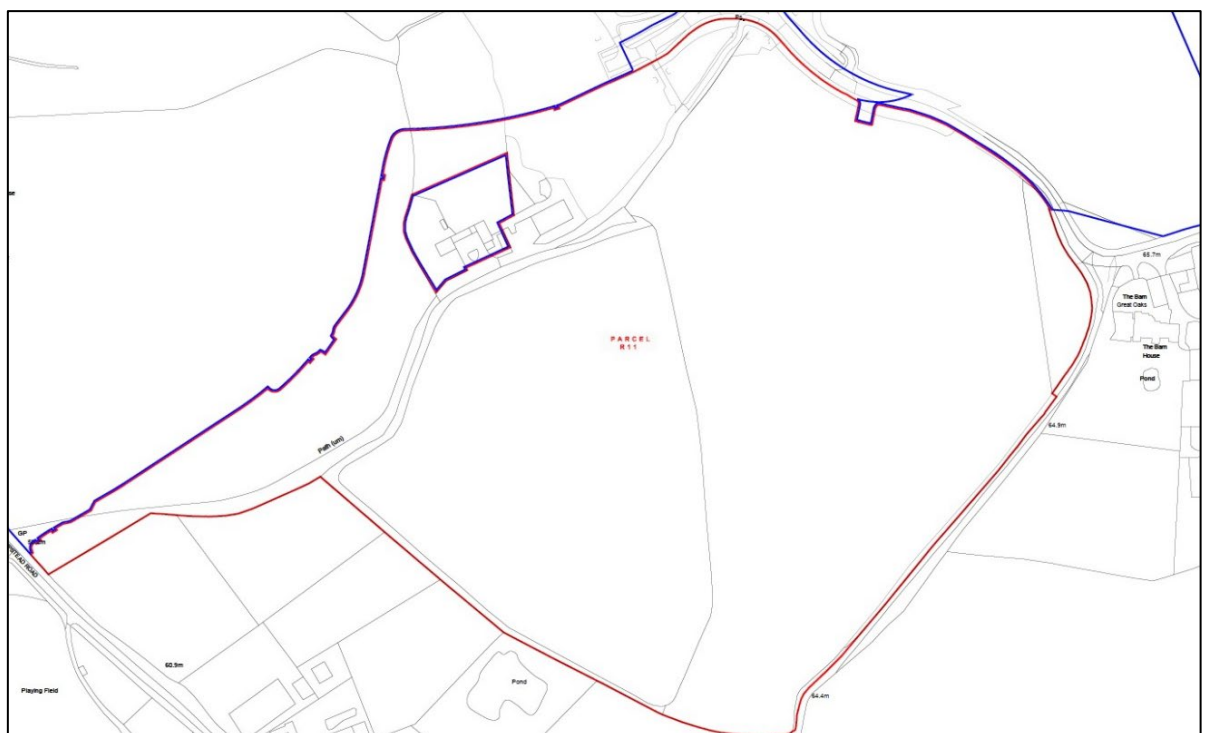


Figure 5: Extract from Reserved Matters Location Plan

- 3.3 As can be seen from Figure 5 the reserved matters area encircles by exclude the Britton's Farm complex which is situated close to the north-western boundary of the site. The complex includes the Grade II Listed Britton's Farmhouse (NHLE 1319141) and the Grade II Listed Barn at Britton's Farm (NLHE 1118083). Further information can be found in the Reserved Matters Heritage Assessment submitted as part of the reserved matters application.
- 3.4 An area of Ancient Semi-Natural Woodland ('ANSW') is located in the north-eastern corner of the site (see hatched area on Figure 4. Further information on this can be found in the Arboricultural Impact Assessment & Method Statement submitted as part of the reserved matters application.

4. Planning Policy Context

Adopted Development Plan

4.1 The development plan for the Council comprises:

- Core Strategy Development Plan Document (Adopted January 2010)
- Managing Development Delivery Local Plan (Adopted February 2014)
- Joint Minerals and Waste Plan (Adopted January 2023)

4.2 As set out in Section 2 of this Planning Statement Policy CP21 (South Wokingham Strategic Development Location) of the Cores Strategy allocates land to the south of Wokingham for major mixed-use development of around 2,500 dwellings. Other policies of relevance to the reserved matters application for Parcel R11 include:

Core Strategy

- Policy CP1 (Sustainable Development)
- Policy CP2 (Inclusive Communities Housing)
- Policy CP3 (General Principles for Development)
- Policy CP5 (Housing mix, Density and Affordability)
- Policy CP7 (Biodiversity)
- Policy CP9 (Scale and Location of Development Proposals)

Managing Development Delivery Local Plan

- Policy CC01 (Presumption in Favour of Sustainable Development)
- Policy CC03 (Green Infrastructure, Trees and Landscaping)
- Policy CC04 (Sustainable Design and Construction)
- Policy CC05 (Renewable Energy and Decentralised Energy Networks)
- Policy CC06 (Noise)
- Policy CC07 (Parking)
- Policy CC09 (Development and Flood Risk)
- Policy CC10 (Sustainable Drainage)
- Policy TP05 (Housing Mix)

- Policy TB07 (Internal Space Standards)
- Policy TB21 (Landscape Character)
- Policy TB24 (Designated Heritage Assets)
- Policy TB23 (Biodiversity and Development)

Emerging Development Plan

- 4.3 The Council is preparing a new Local Plan Update ('LPU') which, on adoption, will supersede the Core Strategy and Managing Development Delivery Local Plan. The most recent consultation was on the Proposed Submission version and was held between September and November 2024. The SWSDL allocation is proposed to be 'rolled forward' under emerging Policy SS12.

Other Guidance Documents

- 4.4 The following guidance documents are of relevance to the reserved matters application for Parcel R11 include:
- National Design Guide (October 2019)
 - South Wokingham Strategic Development Location Supplementary Planning Document (October 2011)
 - Sustainable Design and Construction Supplementary Planning Document (May 2020)
 - Borough Design Guide Supplementary Planning Document (June 2012)
 - Affordable Housing Supplementary Planning Document (July 2013)

Scope of the Determination Process

- 4.5 The following points should be noted in respect of the application of the above policies and guidance documents in determining the reserved matters application.
- The reserved matters submission is made pursuant to the terms of the hybrid planning permission and the supporting Section 106 Agreement. It is also prepared in the context of conditions of relevance that form part of the permission and for which details of which have been submitted for approval (Site-Wide Masterplan, Design Code etc). Should there be any conflict between the requirements of policy / guidance and the requirements of the hybrid planning permission then the latter take precedence.
 - The consideration of reserved matters applications is, in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ('DMPO'), limited to (a) access, (b) appearance, (c) landscaping, (d) layout and (e) scale.

5. Pre-Application Engagement

Wokingham Borough Council

- 5.1 The Applicant has sought pre-application advice from the Council prior to the submission of this reserved matters application. Meetings were held in person with Officers on 16th December 2024, 24th January 2025 and 27th February 2025. The Applicant has, alongside Miller Homes, also positively engaged with the Council to discharge the 'Prior to the first Reserved Matters Conditions' listed in Table 3.

Local Stakeholders

- 5.2 The Applicant has engaged with local stakeholders, including Wokingham Without Parish Council and Wokingham Town Council. An in-person meeting with members of Wokingham Without Parish Council on 3rd March 2025 and a virtual meeting with member of Wokingham Town Council was held on 6th March 2025.
- 5.3 Information on the engagement that took place and the feedback that was received can be found in the Statement of Community Involvement that has been prepared by Cratus Group.

6. The Proposed Development

- 6.1 The reserved matters submission for Parcel R11 has been prepared to satisfy the requirements of the outline planning permission and to address relevant planning policy considerations. 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)."

- 6.2 An extract from the Landscape Masterplan is included at Figure 6 below.

- 6.3 This section is structured as follows:

- **Quantum of Development:** A quantification of the key elements of the proposal.
- **The Reserved Matters:** A description the proposals in the context of the reserved matters for which approval is being sought.

Quantum of Development

- 6.4 The reserved matters application for Parcel R11 seeks approval for a development of 343 dwellings and associated infrastructure.

Open Market and Affordable Housing

Mix and Tenure

- 6.5 Condition 3 of the hybrid planning permission requires details of the phasing of the development as a whole to be submitted before or concurrent with the first reserved matters application. Amongst other things the phasing details are to specify the following for each phase of the development:

"i) the number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development;

ii) the number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing;

iii) the size and type of market dwellings in general accordance with the Wokingham Borough Local Housing Needs Assessment 2019 Report of Findings (January 2020) or any policy and guidance that supersedes it;"

- 6.6 The rationale for the above being that each phase of the development does not need to fully comply with the site-wide affordable requirements providing that the phasing details confirm how the requirements will still be met across the development as a whole. For example, an undersupply of 2 bedroom units in one phase is permissible if the phasing details show a corresponding oversupply in another phase.
- 6.7 In this respect a Phasing Document (Ref: P19-0052_EN_118C) was submitted to discharge Condition 3 on 3rd March 2025 (Ref: 250496) and sets out the open market and affordable housing mix requirements for each parcel within Phase 2b (see Figure 6). At the time of writing it has yet to be determined.

	R10		R11		R13		R8		R7		R4		R5		R9		WHOLE SITE	
HOUSING TYPE																		
AFFORDABLE	76	35%	120	35%	62	35%	64	36%	14	37%	75	35%	62	35%	31	34%	504	
PRIVATE	139	65%	223	65%	115	65%	115	64%	24	63%	140	65%	115	65%	59	66%	930	
TOTAL	215	100%	343	100%	177	100%	179	100%	38	100%	215	100%	177	100%	90	100%	1434	
AFFORDABLE RENT/ SOCIAL RENT																		
1-BED APT	17	32%	21	25%	24	56%	18	40%	0	0%	15	29%	9	21%	12	55%	116	
2-BED APT	14	26%	9	11%	1	2%	4	9%	2	20%	6	12%	0	0%	2	9%	38	
2-BED HOUSE	10	19%	35	42%	15	35%	17	38%	4	40%	27	52%	18	42%	1	5%	127	
3-BED HOUSE	10	19%	16	19%	2	5%	6	13%	4	40%	4	8%	16	37%	6	27%	64	
4-BED HOUSE	2	4%	3	4%	1	2%	0	0%	0	0%	0	0%	0	0%	1	5%	7	
TOTAL	53	100%	84	100%	43	100%	45	100%	10	100%	52	100%	43	100%	22	100%	352	25%
AFFORDABLE (SHARED)																		
1-BED APT	0	0%	9	25%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	9	
2-BED APT	0	0%	1	3%	0	0%	1	5%	0	0%	0	0%	0	0%	0	0%	2	
2-BED HOUSE	8	35%	16	44%	10	53%	8	42%	1	25%	16	70%	10	53%	4	44%	73	
3-BED HOUSE	15	65%	8	22%	7	37%	8	42%	1	25%	5	22%	7	37%	4	44%	55	
4-BED HOUSE	0	0%	2	6%	2	11%	2	11%	2	50%	2	9%	2	11%	1	11%	13	
TOTAL	23	100%	36	100%	19	100%	19	100%	4	100%	23	100%	19	100%	9	100%	152	11%
PRIVATE																		
1-BED APT	20	14%	20	9%	3	3%	18	16%	4	17%	6	12%	10	9%	3	5%	84	
2-BED APT	20	14%	11	5%	11	10%	14	12%	6	25%	21	40%	11	10%	10	17%	104	
2-BED HOUSE	21	15%	24	11%	15	13%	14	12%	0	0%	7	13%	12	10%	13	22%	107	
3-BED HOUSE	71	51%	116	52%	66	57%	68	59%	11	46%	93	179%	62	54%	26	44%	510	
4-BED HOUSE	7	5%	46	21%	20	17%	1	1%	3	13%	13	25%	20	17%	7	12%	119	
5-BED HOUSE	0	0%	6	3%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	6	
TOTAL	139	100%	223	100%	115	100%	115	100%	24	100%	140	269%	115	100%	59	100%	930	65%

Figure 6: Extract from Phasing Document (Ref: P19-0052_EN_118C)

As can be seen from the tables below the reserved matters proposals fully accord with the mix and tenure requirements set out in Phasing Document (Ref: P19-0052_EN_118C). Further information on the proposed affordable housing provision is set out in the Affordable Housing Statement that accompanies this application.

Table 8: Open Market Housing Provision

Dwelling Type	Phasing Document Requirement	Reserved Matters Proposal
1 Bedroom Apartment	20 dwellings	20 dwellings
2 Bedroom Apartment	11 dwellings	11 dwellings
2 Bedroom House	24 dwellings	24 dwellings
3 Bedroom House	116 dwellings	116 dwellings
4 Bedroom House	46 dwellings	46 dwellings
5 Bedroom House	6 dwellings	6 dwellings
Totals:	223 dwellings	223 dwellings

Table 9: Proposed Mix and Tenure (Rental Element)

House Type	Phasing Document Requirement	Reserved Matters Proposal		
		Social Rent	Affordable Rent	Total
1 Bedroom Apartment	21 dwellings	12 dwellings	9 dwellings	21 dwellings
2 Bedroom Apartment	9 dwellings	8 dwellings	1 dwelling	9 dwellings
2 Bedroom House	35 dwellings	31 dwellings	4 dwellings	35 dwellings
3 Bedroom House	16 dwellings	16 dwellings	0 dwellings	16 dwellings
4 Bedroom House	3 dwellings	3 dwellings	0 dwellings	3 dwellings
Total:	84 dwellings	70 dwellings (83%)	14 dwellings (17%)	84 dwellings

Table 10: Proposed Mix and Tenure (Shared Ownership Element)

House Type	Phasing Document Requirement	Reserved Matters Proposal
1 Bedroom Apartment	9 dwellings	9 dwellings
2 Bedroom Apartment	1 dwelling	1 dwelling
2 Bedroom House	16 dwellings	16 dwellings
3 Bedroom House	8 dwellings	8 dwellings
4 Bedroom House	2 dwellings	2 dwellings
Total:	36 dwellings	36 dwellings

Dwelling Size

- 6.8 There are two parts of the hybrid planning permission which set dwelling size requirements. The first requirement is set out in Condition 27 which states that all dwellings (open market and affordable) must be compliant with the Nationally Described Space Standard (March 2015). As can be seen from the accommodation schedule in the Proposed Planning Layout the reserved matters house types fully accord with this requirement.

- 6.9 The second requirement is set out in the Section 106 Agreement which includes a table that sets out an indicative mix and minimum sizes for the affordable units only. It advises that the affordable units should be brought forward in accordance with those sizes “*unless otherwise agreed in writing*” with the Council. Table 12 below compares the target sizes set out in the Section 106 Agreement with the proposed affordable house types.

Table 12: Proposed Affordable Dwellings Sizes

Dwelling Size and Type	Section 106 Requirement Minimum Gross Internal Floor Area	Proposed Affordable House Types
1 Bedroom	50 sqm	50 sqm
2 Bedroom Flat	61 sqm	Between 64 sqm and 75 sqm
2 Bedroom House	79 sqm	Between 79 sqm and 81 sqm
3 Bedroom House	93 sqm	Between 89 sqm and 108 sqm
4 Bedroom House	106 sqm	109 sqm

- 6.10 As the table shows there is only one house type which does not accord with the target sizes set out in the Section 106 Agreement. This is house type 341 which, with a GIA of 89 sqm, falls slightly below the target size of 93 sqm for 3 bedroom properties (albeit it still complies with the Nationally Described Space Standard). In this respect it is important to note that this house type is only proposed for 1 plot (meaning that the remaining 119 affordable dwellings achieve the target sizes) and that the wording of the Section 106 includes flexibility that allows for exceptions on a discretionary basis (see paragraph 6.9 above).

Accessibility

- 6.11 Condition 3 of the hybrid planning permission requires at least 5% of the affordable apartments and 5% of the open market housing to be built to M4(2) standard. The designated units are:
- **Open Market Dwellings (11 dwellings):** A mix of ground floor apartments (Blocks 7 and 8) and houses (Plots 2004, 2049, 2159, 3062, 2108, 2226, 2263 and 2188).
 - **Affordable Dwellings (6 dwellings):** Ground floor apartments in Blocks 2, 4 and 5.

The Reserved Matters

- 6.12 The reserved matters application for Parcel R11 is accompanied by a Design Compliance Statement which sets out in detail how the proposals accord with the Site-Wide Masterplan, Design Code and Landscape Design Statement approved in respect of Condition 4, and the Pedestrian and Cycle Strategy approved in respect of Condition 45. Therefore, to avoid unnecessary duplication this Planning Statement simply provides a high-level description of the proposals and briefly summarises the manner in which they accord with the hybrid planning permission for Phase 2b.

Access

- 6.13 There are two vehicular accesses proposed for Parcel R11. The ‘eastern’ access was approved as part of the R10/R14 link road application (Ref: 240892), while the western ‘access’ will be from the spur off the South Wokingham

Distributor Road for which the Council obtained full permission in May 2021 (Ref: 192928).

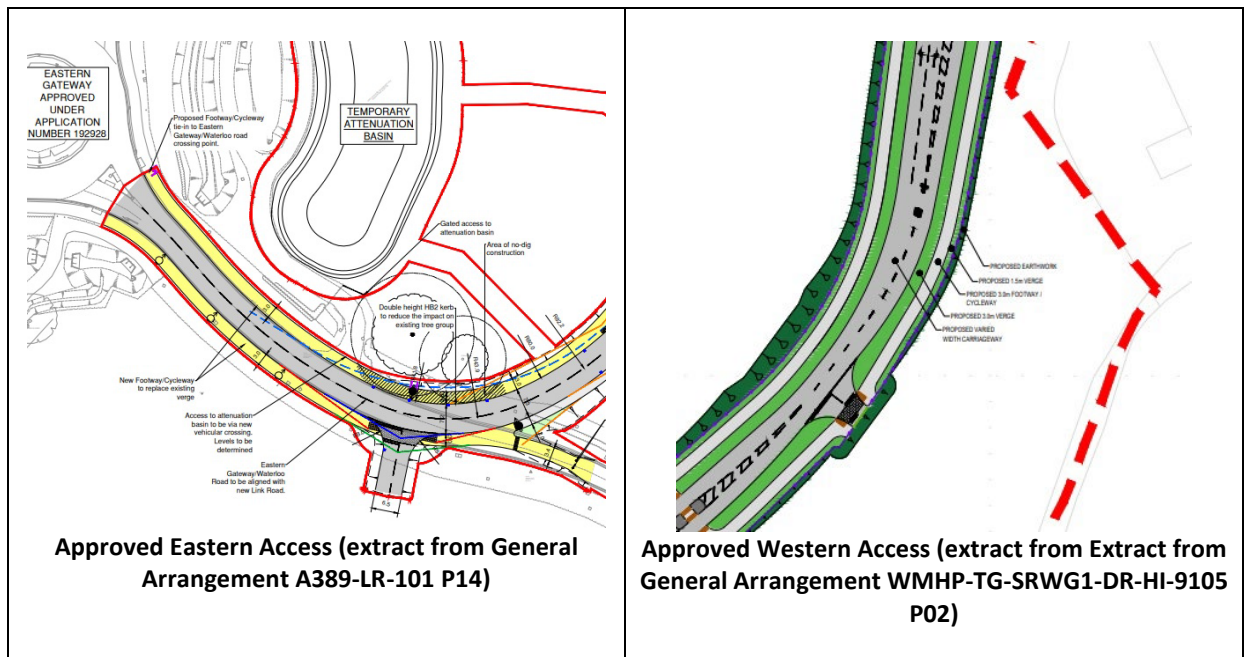


Figure 7: Approved Vehicular Accesses

Layout

- 6.14 The hybrid planning permission requires reserved matters proposals to accord with the Site-Wide Masterplan that was submitted to discharge Condition 4. An annotated extract from the Site-Wide Masterplan is included as Figure 8, while an extract from the from the Proposed Block Plan submitted as part of this reserved matters application is included as Figure 9.



Figure 8: Annotated extract from approved Site-Wide Masterplan



Figure 9: Extract from Proposed Block Plan (P1904.R11.18)

6.15 A comparison of Figures 8 and 9 shows that the Parcel R11 layout is compliant with the approved Site-Wide Masterplan. The key elements of the layout are summarised below.

- **Extent of Built Development:** The extent of the proposed built development accords with the Site-Wide Masterplan, which itself is based on the parameter plans approved as part of the hybrid planning permission.
- **Street Structure:** The proposed street structure closely follows that shown on the Site-Wide Masterplan. The two vehicular entrances lead to a road that loops through the site and comprises stretches of both Secondary and Tertiary street. Tertiary streets then spoke outwards from the loop and connect to Shared Surface Streets, Shared Surface Lanes and Private Drives which tend to run roughly parallel with the periphery of the parcel. As set out in the Design Compliance Statement the streets have all been designed to accord with the typology requirements set in the approved Design Code (widths, traffic calming measures etc).
- **Residential Block Structure:** The scheme adopts traditional perimeter blocks with houses backing onto to one another, allowing privacy at rear elevations and a strong frontage to the public realm.

- **Building Typology and Building Lines:** The approved Design Code divides Parcel R11 into three character areas and specifies different building typologies for each. The areas are shown on Figure 10 and comprise:
 - CA1 Main Street (Brown): Predominantly link detached / terraced dwellings and apartments with a formal building line.
 - CA3 Neighbourhood Residential (Orange): Predominantly semi-detached and terraced dwellings with subtle variations in the building line.
 - CA4 Rural Edge (Yellow): Detached and semi-detached dwellings with an informal building line.

As can be seen from the Proposed Block Plan at Figure 9 the proposals accord with these requirements.

- **Key Buildings:** Apartment blocks are proposed as Key Buildings in the locations prescribed by the approved Design Code. By virtue of their height they will aid legibility, wayfinding and contribute to placemaking.
- **Green and Blue Infrastructure:** These elements are discussed further in the 'Landscaping' section below. However, it can be seen from the Proposed Block Plan at Figure 9 that the siting of the allotments, park, play area and attenuation features accords with the approved Site-Wide Masterplan.



Figure 10: Extract from Design Code

Appearance

- 6.16 As set out above the approved Design Code divides Parcel R11 into three character areas and specifies different requirements for each (height, roof form, elevation composition, windows, detailing, materials etc). The areas are shown on Figure 10 and comprise:
- CA1 Main Street (Brown): Consistent roof lines, strong gables, contemporary style windows, solid red brick, elements of render on some dwellings etc.
 - CA3 Neighbourhood Residential (Orange): Mix of roof lines, plain casement windows, red multi and brown multi bricks etc.
 - CA4 Rural Edge (Yellow): Predominantly hipped roofs, arts and craft style windows, red multi brick and cream render or tile hanging etc.
- 6.17 The house type plans and the Proposed Materials Layout included as part of this reserved matters application demonstrate compliance with these requirements.

Scale

- 6.18 The proposed houses comprise a range of two and two and a half storey units. The apartment blocks are three storey and by virtue of their height will aid legibility, wayfinding and contribute to placemaking.
- 6.19 As noted in the Design Compliance Statement there is a minor departure from the approved Building Heights Parameter Plan as three three-storey apartment blocks are proposed in locations where 2.5 storey buildings were anticipated (two within the core of the site and one on the western edge). However, these departures were discussed with the Council during the pre-application process and considered to be acceptable.

Landscaping

- 6.20 As set out in section 2 of this Statement the approved Green Infrastructure Provision drawing (Figure 3) requires the following landscaping elements to be provided within the boundary of the reserved matters application for Parcel R11.
- Allotments (Area A3)
 - Amenity Open Space (Areas AOS4, AOS5, AOS6 and AOS6a)
 - Children's Play Area (Area P5)
 - Natural / Semi-Natural Green Space (Areas NGS6i, NGS8, NGS9i, NGS9iii, NGS9iv, NGS9v and NGS9vi)
 - Park and Garden (Area PAG3)
- 6.21 The hybrid planning permission requires reserved matters proposals to accord with the Landscape Design Statement that was submitted to discharge Condition 4. An annotated extract from the Landscape Design Statement is included as Figure 11, while an extract from the from the Landscape Masterplan submitted as part of this reserved matters application is included as Figure 12.

- 6.22 The extract from the from the Landscape Masterplan at Figure 12 also shows that within the residential element of the parcel there is, in accordance with the approved Landscape Design Statement, the provision of street trees and rain gardens.



Figure 11: Annotated extract from approved Landscape Design Statement



Figure 12: Extract from Proposed Block Plan (P1904.R11.18)

- 6.23 A comparison of Figures 11 and 12 shows that the Parcel R11 layout is compliant with the approved Landscape Design Statement. As set out above a detailed account of this is set out in the Design Compliance Statement submitted as part of this reserved matters application

7. Compliance with the Outline Planning Permission

- 7.1 During pre-application discussions the Council requested that the reserved matters application includes a schedule which sets out how it complies with the relevant conditions of the hybrid planning permission. The schedule is included as Table 13.

Table 13: Condition Compliance Schedule

Condition	Evidence of Compliance
2. Approved Drawings This permission is in respect of the submitted application plans and drawings: 70001684-SK-038-B Proposed Heathlands Road Easthampstead Road signalised site access junction P18-0963_06Y-03 Indicative Masterplan (Phase 2b) P18-0963_81K Indicative Phasing Plan 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_116B Landscape Strategy for Locks Farm 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_190 A Land Use Parameter Plan (Phase 2B) P18-0963_191 Framework Plan (for purposes of identifying development parcels referenced in other conditions) P19-0052_08P Phase 2b SANG Landscape Strategy P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 1 of 5 P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 2 of 5 P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 3 of 5 P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 4 of 5 P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 5 of 5 P19-0052_10C Phase 2b SANG Detailed LLAP P19-0052_11D_Phase 2b SANG Hardworks plan Sheet 1 of 2 P19-0052_11D_Phase 2b SANG Hardworks plan Sheet 2 of 2 P19-0052_16D Phase 2b Landscape Masterplan P19-0052_23F Phase 2b Green Infrastructure Provision P19-0052_28A PH2B SANG Maintenance Access P19-0052_29J Green Infrastructure Provision with breakdown of provisions P19-1525 A.1. Rev B Proposed access strategy for Easthampstead Road and parcel R7	The approved Site-Wide Masterplan, Design Code and Landscape Design Statement (see Condition 4) were prepared pursuant to the requirements of these drawings. The Design Compliance Statement included with the reserved matters application describes in detail how the proposals for Parcel R11 comply with the requirements of those documents

Condition	Evidence of Compliance
The development shall be carried out in accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.	
3. Phasing Before or concurrent with submission of the first application pursuant to reserved matters details of the phasing of development, including the coordinated delivery of the on and off-site infrastructure required to support it, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details shall define the development to be delivered in each phase including: i) the number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development; ii) the number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing; iii) the size and type of market dwellings in general accordance with the Wokingham Borough Local Housing Needs Assessment 2019 Report of Findings (January 2020) or any policy and guidance that supersedes it; iv) on-site public open space; v) the neighbourhood centre incorporating civic space; vi) phasing of delivery of the movement network to facilitate sustainable access for residents to key on and off-site destinations, including SANG, play areas, schools and bus stops within the SDL; vii) parking for SANG visitors prior to the permanent provision in the neighbourhood centre becoming operational; viii) timing and delivery of the flood compensation works associated with the SWDR; ix) timing of the delivery of the drainage and SuDS in relation to the development it is to serve; x) public art pursuant to condition 8; xi) early delivery of landscaping required to mitigate the impact upon the listed buildings Britton's Farmhouse (Grade II) and Barn (Grade II), Lock's House (Grade II*) and Lock's Barn (Grade II) and Wood's Farm (Grade II); xii) undergrounding of the overhead electricity apparatus;	A Phasing Document (Ref: P19-0052_EN_118C) was submitted to discharge Condition 3 in February 2025 (Ref: 250496). At the time of writing it has yet to be determined. Details of how the proposals comply with the relevant requirements of the Phasing Document is set out in Section 6 of this Statement.

Condition	Evidence of Compliance
xiii) on and off-site highway works necessary to mitigate the impact of the development pursuant to conditions 50, 51 & 52; xiv) a car club pursuant to condition 49; xv) implementation of the public transport strategy pursuant to condition 48 including details of the bus route.	
4. Detailed, Site-Wide Masterplan, Design Code and Landscape Design Statement Before submission of the first reserved matters a Site-Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P19- 1075_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19-0052_04D, August 2020) and Drawing No P19-0052_16D Landscape Masterplan – shall be submitted to and approved in writing by the local planning authority and subsequent applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include: i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it; ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists; iii) principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm; iv) Sufficient separation between development and ancient-semi-natural woodland; v) Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width; vi) Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_191 Framework Plan).	The Site-Wide Masterplan, Design Code and Landscape Design Statement were approved in February 2025 (See Table 3). The Design Compliance Statement included with the reserved matters application describes in detail how the proposals for Parcel R11 comply with the requirements of those documents
6. Crime Prevention Design Advisor Reserved matters shall demonstrate how the layout of the site and design of buildings conforms to the principles of Secure by Design and the British Parking Association’s Safer Parking Scheme.	This information is set out in the Design Compliance Statement included with the reserved matters application.

Condition	Evidence of Compliance
7. Waste Storage Each reserved matters shall incorporate suitable internal and external storage for refuse and recyclable materials as appropriate to the development, including at least three bottle banks within the neighbourhood centre (or alternative provision in accordance with the council's requirements at the time). The storage should be both functional and well-integrated in the development.	The proposals for Parcel R11 include suitable internal and external storage for refuse and recyclable materials. Details can be found in the submitted house type plans, the Proposed Refuse Strategy Layout and the Refuse Vehicle Swept Path Analysis Plan.
8. Art Before or concurrent with submission of the first application pursuant to reserved matters, a strategy for delivery of public art throughout the site, setting out principles for: a) public engagement; b) the nature of the artwork; c) number of pieces; d) broad locations; e) procurement; and f) phasing of delivery in accordance with condition 3 shall be submitted to and approved in writing by the Local Planning Authority and the strategy shall be implemented as approved.	Not applicable. The approved Public Art Strategy (see Table 3) shows that no public art is required within the reserved matters application boundary.
10. Ground and Building Levels Before submission of the first application for reserved matters a strategy for levels across the site, consistent with the SuDS Strategy to comply with condition 29 and highway design shall be submitted to and approved in writing by the Local Planning Authority. These shall establish the range of levels within each parcel and demonstrate continuity across the site and with the South Wokingham Distributor Road (SWDR).	The proposals have been designed to accord with the approved levels strategy which was approved in February 2025 (See Table 3). Details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels will be submitted to discharge Condition 11 (a pre-commencement condition) in due course.
12. Tree Protection Each application for approval of reserved matters shall be accompanied by an updated Arboricultural Impact Assessment to inform the design of the phase and the landscaping and tree protection details to comply with conditions 14 & 15.	The reserved matters submission includes an Arboricultural Impact Assessment & Method Statement.
20. Ecology The reserved matters for each phase shall include details of the type and location of bat and bird boxes in accordance with strategy established by the Environmental Statement and provision shall be made in accordance with the approved details.	This information is set out in the Ecological Mitigation Strategy included with the reserved matters application.

Condition	Evidence of Compliance
22. Ecology Reserved matters for any phase including development in residential parcel R5 as identified on Drawing No P18-0963_191 Framework Plan shall demonstrate how sufficient separation from the ancient semi-natural woodland to the south will be achieved.	This condition specifically applies to Parcel R5. However, the Arboricultural Impact Assessment & Method Statement submitted as part of this reserved matters application confirms that there is sufficient separation between the ancient woodland in the north-eastern corner of the site and the proposed built development.
24. Lighting i) The first application pursuant to reserved matters shall be accompanied by an Overarching External Lighting Strategy. The Strategy will balance the safety of the public realm with ecological and amenity considerations, referencing current guidance on lighting mitigation and establishing how light spill on habitats used by foraging and commuting bats will be avoided. ii) The reserved matters for each phase of the development shall include detailed lighting scheme in accordance with the Overarching External Lighting Strategy. iii) Lighting of the public realm shall be installed in accordance with the approved details before the area it will illuminate comes into use.	The first reserved matters application submitted pursuant to the hybrid planning permission was for Parcel R10 and it was validated on 5th March 2025 (Ref: 250399). It included the Overarching External Lighting Strategy. The application has yet to be determined. In accordance with criterion ii) of the condition this reserved matters submission includes detailed lighting plans which accord with the Overarching External Lighting Strategy.
27. Internal Space Standards Each dwelling shall be compliant with the DCLG Technical Housing Standards – Nationally Described Space Standard (March 2015) or any subsequent internal space standards for dwellings that superseded them.	The accommodation schedule on the Proposed Block Plan demonstrates that the proposed dwellings comply with this requirement.
29. Surface Water Drainage and Sustainable Drainage Systems (SuDS) Before or concurrent with submission of the first application pursuant to reserved matters or commencement of development within the SANG (whichever is earlier), a Strategy demonstrating coordination with the wider Strategic Development Location (the SuDS Strategy), based on Phase 2 of the South Wokingham SDL Flood Risk Assessment, Ref No: 70001684- FRA-SDL-001 (August 2020) (Environmental Statement Phase 2 Addendum Volume 2) and including drainage calculations, details of the layout, position and size of attenuation basins, and principles for locally based treatments such as rain gardens, filter strips and swales shall be submitted to and approved in writing by the Local Planning Authority.	The site-wide strategy for Phase 2b was discharged in February 2025 (Ref: 242459).

Condition	Evidence of Compliance
30. Surface Water Drainage and Sustainable Drainage Systems (SuDS) Reserved matters for each phase shall include details of SuDS to serve that phase, based on the approved SuDS Strategy. SuDS shall be provided before occupation of the development it is to serve in accordance with the approved details and the phasing details pursuant to condition 3 and retained thereafter.	The reserved matters submission includes a Drainage Statement which demonstrates that the proposals for Parcel R11 comply with the site-wide strategy that was discharged in respect of Condition 29. (Ref: 242459).
33. Surface Water Drainage and Sustainable Drainage Systems (SuDS) Reserved matters for each phase of the development shall include measures for effective water quality treatment (using the methodology set out in the SuDS Strategy and Section 26.7 of the CIRIA SuDS Manual (C753) or any guidance that supersedes it) including phasing and measures shall be provided in accordance with the approved details.	The reserved matters submission includes a Drainage Statement which demonstrates that the proposals for Parcel R11 include appropriate measures for effective water quality treatment (using the methodology).
34. Drainage Exceedance Routes i) Before submission of the first application pursuant to reserved matters or commencement of development in the SANG, whichever is earlier, a Strategy for Exceedance Flow Routing for flows above the 1 in 100+40% climate change across the site shall be submitted to and approved in writing by Local Planning Authority. The Plan shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. ii) Reserved matters shall be accompanied by a detailed exceedance flow routing plan consistent with the approved Strategy. iii) Landscaping of the SANG and reserved matters shall be in accordance with the approved details and works shall be implemented in accordance with the approved details before each phase of the development is first brought into use/occupied.	The site-wide exceedance flow routing strategy for Phase 2b was discharged in February 2025 (Ref: 242459). The reserved matters application includes a Surface Water Exceedance Plan which complies with the site-wide strategy.
40. Noise Mitigation The reserved matters for any phase of the development which includes noise sensitive premises shall be accompanied by a Noise Mitigation Plan demonstrating how appropriate internal and external noise levels will be achieved. The scheme shall be implemented in full before any noise sensitive premises are occupied and the mitigation measures will be maintained for the duration of the development.	The reserved matters submission includes a Noise Assessment which demonstrates compliance with the requirements of this condition.

Condition	Evidence of Compliance
45. Pedestrian and Cycle Strategy Reserved matters shall provide for an interconnected network for routes for pedestrians and cyclists based on the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, where relevant the Design Brief pursuant to condition 5 and a Pedestrian and Cycle Strategy that has first been submitted to and approved in writing by the Local Planning Authority. Provision shall be made in accordance with these approved details and the approved phasing pursuant to condition 3.	This information is shown on the Walking and Cycling Strategy drawing (A389-100 P2) included as part of the reserved matters submission.
47. PROW Reserved matters for any phase that is adjacent to a Public Right of Way (PRoW) shall include details of direct connections between residential parcels and the adjacent PRoW, which have regard to levels and the need to minimise negative effects on the landscape and ecological importance of trees and hedgerows and connections shall be provided in accordance with the approved details and the phasing pursuant to condition 3.	This information is shown on the Walking and Cycling Strategy drawing (A389-100 P2) included as part of the reserved matters submission.
53. Access, Visibility Splays and Tracking Each reserved matters shall include access details, including visibility splays (for footpaths, cycle paths, private drives and access roads as relevant) and tracking of motor vehicles. Development shall not be occupied or brought into use until access to it has been provided in accordance with the approved plans.	A Transport Statement (17 March 2025) which includes drawings containing these details forms part of the reserved matters submission.
55. Parking and Servicing Each reserved matters shall include details of car and motorcycle parking in accordance with the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, Design brief pursuant to condition 5 where relevant and the council's policies at the time. No development shall be occupied or brought into use until the vehicular accesses, driveways, parking and turning areas to serve it have been provided in accordance with the approved details and the parking shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.	This information is included in the following plans and documents which form part of the reserved matters submission: - Proposed Parking Layout (P1904.R11.05-K) - Parking Demand Calculation Sheet (March 2025)
58. Parking and Servicing Reserved matters shall include details of cycle parking in accordance with the principles established by the Design and Access Statement (South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement	This information is included in the following plans and documents which form part of the reserved matters submission:

Condition	Evidence of Compliance
P19-1075_1D December 2020), the Design Code pursuant to condition 4 and the council's policies at the time. No building shall be occupied and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained for its intended purpose thereafter.	• The submitted house type plans. • Proposed Cycle Parking Layout (P1904.R11.09 G)
62. Electric Vehicle Charging Reserved matters for each phase shall be accompanied by an Electric Vehicle Charging Strategy for the phase, including details of on-site infrastructure, the method of charging, the location and installation of charging points and future proofing of the site.	An Electric Vehicle Charging Strategy (A398-TN010 Rev A) is included as part of this reserved matters application.
65. Low and Zero Carbon Technologies The reserved matters for each phase of the development shall be accompanied by: i) An Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination of the outline planning permission); ii) Details of how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and statutory requirements for non-residential development of more than 100m² will be met or exceeded; and iii) A BREEAM pre-assessment (or any equivalent standard that replaces it) for non-residential development to demonstrate the relevant mandatory requirements at the time of construction are met. The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.	An Energy Statement (including Water Efficiency Calculations) is included as part of this reserved matters application.
66. Site Waste Management Plan Reserved matters for each phase shall be accompanied by a Site Waste Management Plan and development shall be carried out in accordance with the approved details.	A Site Waste Management Plan is included as part of this reserved matters application.

8. Conclusion

- 8.1 This Planning Statement has been prepared to support a reserved matters submission for Parcel R1 of Phase 2b of the South Wokingham Strategic Development Location. 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).”

- 8.2 It has been demonstrated that the proposals accord with relevant provisions of the hybrid planning permission and details that have subsequently been submitted to discharge conditions attached to the permission (Site-Wide Masterplan, Design Code etc). This has resulted in a high-quality scheme that, in accordance with advice within the National Planning Policy Framework, should be approved without delay.

