



**Kier Property Developments Limited**

**Land at Parcel R11, South Wokingham  
Strategy Development Location**

**Statement of Community Involvement**

**March 2025**



## Introduction

This Statement of Community Involvement (SCI) has been prepared by Cratus Group ('Cratus') on behalf of Kier Property Developments Limited ('the Applicant') in support of a reserved matters planning application for around 343 homes on Parcel R11 of Phase 2b of the South Wokingham Strategy Development Location ("SDL"). This land is part of the wider South Wokingham SDL allocation of 2,500 homes. Cratus has undertaken pre-application stakeholder engagement on behalf of the Applicant.

This report outlines the stakeholder consultation work carried out by the Applicant and the wider project team, which is informed by Wokingham Borough Council's own Statement of Community Involvement (March 2024).

The key aims of the pre-application consultation have therefore been:

- To identify key stakeholders in the local community who could inform and benefit from the proposals.
- To engage with local representatives across Borough, Town and Parish Council levels.
- To address, where appropriate, points raised by local representatives in the final submitted application.

## The Site

Policy CP21 of the Wokingham Borough Council Core Strategy allocates land to the south of Wokingham for major mixed-use development of around 2,500 dwellings (known as the South Wokingham SDL). Hybrid planning permission for up to 1,434 dwellings on Phase 2b of the South Wokingham SDL was granted in July 2024 (Ref: 191068). The site falls within the Phase 2b permission and is referred to as Parcel R11.



Figure 1: Aerial map locating Parcel R11 within the South Wokingham SDL



Figure 2: Red-line boundary drawing showing the extent of Parcel R11.



*Figure 3: Photographs taken by the Applicant from the northern most boundary of the site, facing in a southward direction, showing Parcel R11.*

## Policy Framework

The process of consultation undertaken has been in accordance with both national and local guidance on best practice of pre-application consultation. The details of the guidance followed is listed below:

- The National Planning Policy Framework (2024)
- The Localism Act (2011)
- Wokingham Borough Council Statement of Community Involvement (2024)

### National Planning Policy Framework (2024)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. The document states that applications which can demonstrate early, effective, and proactive engagement with communities and other interested parties should be looked upon more favourably than those that cannot. It specifically sets out the following:

#### *“Pre-application engagement and front-loading”*

*40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.*

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non- statutory consultees, before submitting their applications.

42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”.

### The Localism Act (2011)

The Localism Act (2011) is intended to empower local communities to participate in the planning processes in their areas and the consultation process has accorded with the key principles established therein for consulting with the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to the consultation that have been made following the consultation process.

### Wokingham Borough Council Statement of Community Involvement (2024)

Cratus, under the instruction of the Applicant, has conducted engagement work in line with guidance issued in Wokingham Borough Council's Statement of Community Involvement (2024).

The Statement of Community Involvement offers the following guidance:

*7.13 - A person proposing to make an application for development is required by law to bring it to the attention of those who live or occupy premises in the vicinity of the site. In addition, we encourage positive engagement with local people to help prepare and refine their proposal. For household extensions this may simply mean speaking to neighbours. For larger proposals, engagement should involve the wider area and should start at an early stage with engagement forming an integral part of the initial design process.*

*7.14 - We encourage anyone proposing development to actively engage the community when preparing their proposals... The suggested methods vary depending on the scale and type of proposal, with larger proposals expected to use methods that would engage with more people.*

*7.15 - In all instances, the comments and concerns raised through engagement should be considered, and if necessary, changes made to the proposed development before an application is submitted. Information on how engagement has been undertaken, the issues raised and how these have been responded to should be submitted as part of the application.*

## Engagement with Elected Representatives

To keep locally elected representatives informed on the progress of the application and to seek and establish a productive dialogue prior to submission of the application, Borough, Town and Parish Councillors were engaged in the following ways:

### Wokingham Without Parish Council

A letter was prepared by Cratus on behalf of the Applicant and sent via email to the Clerk of Wokingham Without Parish Council on 14 February 2025. The letter outlined to Parish Councillors the proposals set out within the reserved matters planning application and invited further engagement with the Applicant.

Subsequently, an in-person meeting was arranged by Cratus between the Applicant and Members of Wokingham Without Parish Council, which was held at the Sebastian Memorial Hall (RG40 3BA) on 3 March 2025. Several Parish Councillors attended and were shown a presentation prepared by the Applicant, shown in Appendix 1. There was the opportunity for questions to be asked by Parish Councillors about these proposals.

The discussion largely focused on design, site layout and transport matters.

### Wokingham Town Council

Similarly, a letter was also prepared by Cratus on behalf of the Applicant and sent via email to the Clerk of Wokingham Town Council on 14 February 2025. This letter also outlined the Applicant's proposals and invited engagement from Councillors.

Following this letter, Cratus arranged a virtual meeting between the Applicant and Councillors from Wokingham Town Council, which took place on 6 March 2025. Four Town Councillors, including the Mayor and Deputy Mayor, attended the meeting and were shown the same presentation detailed in Appendix 1.

During the subsequent Q&A session which followed the presentation, Councillors asked about various proposed cycle routes and footpaths, as well as the timescale for adoption of highways, green spaces and play areas. As a result of this, the Applicant emailed all the relevant information and plans to the officer, for the Councillors' benefit.

Wokingham Town Councillors enquired about the extent to which Wokingham Without Parish Council had been engaged by the Applicant, as well as what the subsequent level of engagement had been. A representative from Cratus informed Councillors that an in-person meeting had taken place, with a good level of engagement from Parish Councillors who had asked questions during their meeting.

Resulting from the meeting with Wokingham Town Council, the Applicant agreed they would continue communicating with Councillors once a reserved matters planning application had been submitted. There were also discussions about the potential for a website to be established which would keep the wider community regularly informed.

## Wokingham Without ward Councillors, Wokingham Borough Council

A letter to the same effect was prepared by Cratus on behalf of the Applicant and sent via email on 14 February 2025 directly to the Wokingham Without ward Councillors. Cllr Seona Turtle attended the meeting held on 3 March 2025 in her capacity as a member of Wokingham Without Parish Council. The other two Wokingham Without ward councillors have been invited to meet with the Applicant prior to the submission of the application.

## Summary & Conclusion

The Applicant has undertaken a meaningful process of pre-application engagement with locally elected representatives to support a reserved matters planning application relating to Parcel R11 within the South Wokingham Strategy Development Location (SDL).

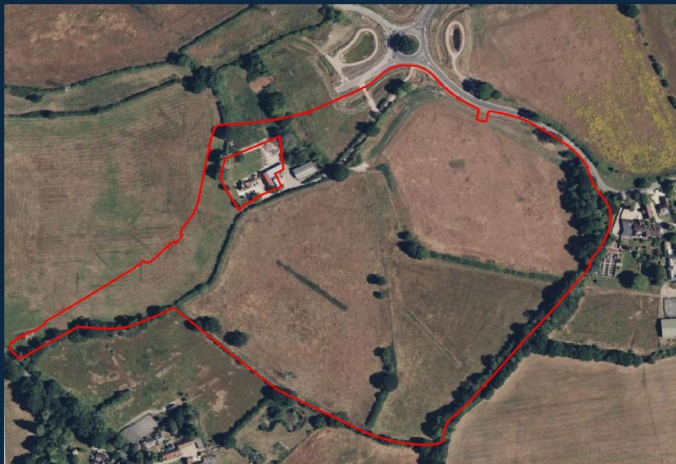
Engagement with elected representatives has been sought both in-person and online, with continued communication & consultation across Borough, Town and Parish levels.

The Applicant has not amended the reserved matters planning application because the questions raised by locally elected representatives were responded to during the engagement process. The Applicant is confident that any concerns identified during this process are addressed by the reserved matters planning application or can be managed at a later stage in the development process.

The Applicant will continue to engage with the elected representatives and the broader community until the planning application has been determined and is committed to ensuring all stakeholders remain informed as the application progresses.

## Appendix 1 – Presentation to Councillors

### SOUTH WOKINGHAM, PARCEL R11



#### PRE-APPLICATION DESIGN BRIEF

P1904 – Rev.-

aap  
architecture



### Planning Background

Kier Ventures Ltd, alongside Miller Homes obtained hybrid planning permission for Phase 2b of the South Wokingham Strategic Development Location ("SDL") on 19th July 2024 (Planning Application Reference: 191068) for:

A development of up to 1,434 homes, 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 Suitable Alternative Natural Greenspace.

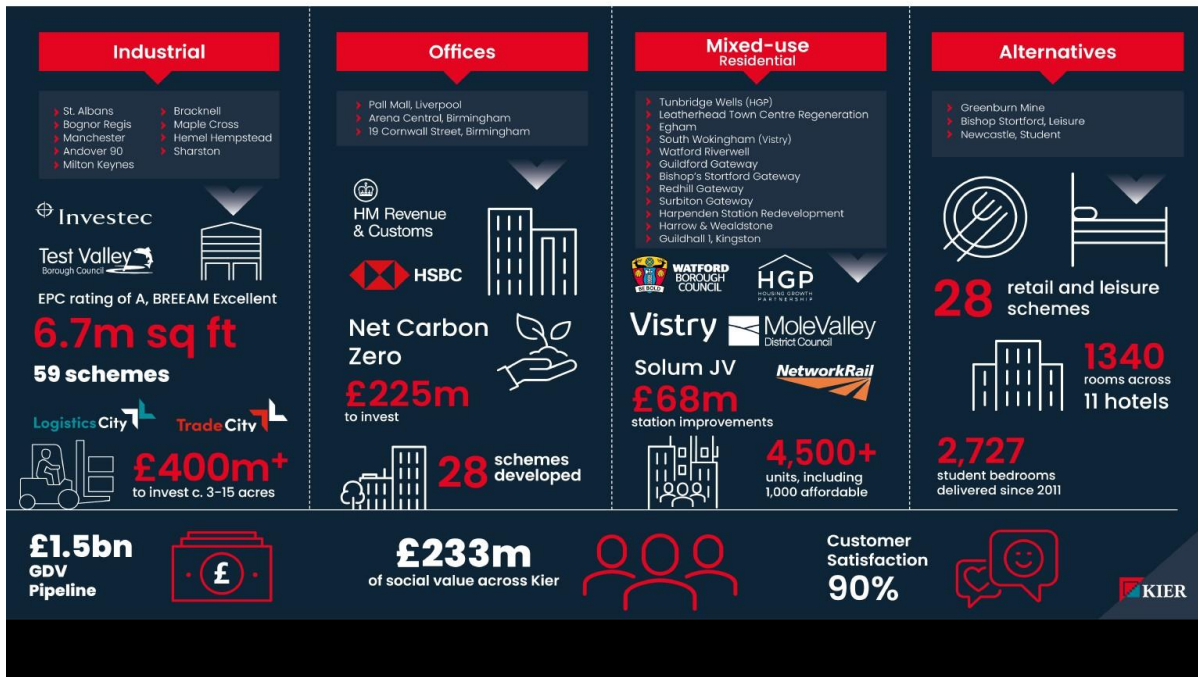
This document is prepared to support Kier Ventures' submission of their first reserved matters application, comprising 343 homes.



Framework Plan extract



## About Kier Ventures



## Site Photographs

Parcel R11 consists of grazed pasture divided into three fields by field hedges, trees and ditches. The site is bounded to the north by the new R14 link road and Waterloo Road pedestrian link, to the west and south by the new landscaping and to the east by new landscaping and existing mature hedge line.



Photograph Locations

## Kier Ventures' vision for the site

*"Kier Ventures' vision for bringing forward the new homes on R11 is to create a place which is sensitive to its landscape setting, and which will create an attractive residential environment where people will aspire to live"*

- ✓ 343 New homes.
- ✓ 120 affordable new homes in a mix of Rented and Shared Ownership.
- ✓ Houses ranging from 2 – 2 ½ storeys in height.
- ✓ Apartments blocks ranging from 2 ½ to 3 storeys in height.
- ✓ Integrated and surrounding green space and allotments with pedestrian links to the wider development.
- ✓ Cycle and pedestrian links through the site from William Heelas Way, Waterloo Road and surrounding public rights of way.
- ✓ Total of 700 parking spaces split between allocated, unallocated and visitors.
- ✓ Each house and apartment will have access to an electric vehicle charging point.
- ✓ Each property will have secure parking for cycles.

| Accommodation | Home type | Quantity |
|---------------|-----------|----------|
| 1 Bedroom     | Apartment | 50       |
| 2 Bedroom     | Apartment | 21       |
| 2 Bedroom     | House     | 75       |
| 3 Bedroom     | House     | 140      |
| 4 Bedroom     | House     | 51       |
| 5 Bedroom     | House     | 6        |



## Site Layout



## Landscape Layout

### Open Space

The public open space around the residential parcel provides multi-functional green space. Tree, shrub, hedgerow and grassland planting contribute towards the visual amenity whilst providing ecological habitat for wildlife. Footpaths provides informal recreational opportunities and links into the surrounding future parcels and green space. Street furniture such as benches provides resting opportunities within the open space and encourage community cohesion.

Within the northern area of parkland, a large play area with equipment suitable for a range of ages has been integrated into the space. Feature paving creates space for informal gathering to promote social cohesion and reflect the more formal nature of the parkland.

To the north-west of the open space an area of formal allotment and orchard tree planting is being proposed to provide growing opportunities for local residents and promote health and wellbeing.

The southern green corridor enhances the retained existing vegetation including the area of Ancient Woodland to create a strong ecological corridor with considered walking routes to minimise disturbing habitat whilst providing connections to the wider pedestrian movement network.

### Green-Blue Infrastructure

The attenuation basins provide water management for the site and is enhanced with shrub and tree planting to creating an attractive feature within the landscape. The basin will be profiled to allow for informal access (with the assistance of informal timber steps) with transitional spaces between road/footways and the basin. Scrapes and grassland create further ecological enhancements to the basin.

Rain gardens are proposed within highway verges and around apartment buildings to promote at source treatment of water and to slow the rate of water reaching the basins. They also provide attractive planting (with a mixture of grassland, herbaceous and tree planting) within the streetscape.

### Street Trees

A variety of street trees contribute to the streetscape which is further enhanced with on-plot planting. Trees within rain gardens contribute towards the water management on site whilst focal trees will create vista points within the streetscape and create visual connections between the street and the surrounding open space. Feature trees will also be used within the streetscape to bring seasonal interest through blossom or architectural form.



Landscape Masterplan



## Appearance, Materials and Detailing

### Appearance

The Design and Access Statement which accompanied the Outline approval identified Character Areas informing the development of the site layout. These help to provide a sense of place. These areas are each intended to have an individual personality and inform the scale, design and material treatment of the surrounding buildings, ensuring that an appropriately individual sense of place is created for residents and visitors.

The scale, design and the use of materials and a set of design principles for each area will ensure a high quality and varied development.

A Design Code for the site was approved in February 2025 and sets detailed design requirements for each of the Character Areas. The Character Areas within Parcel R11 comprise **Contemporary Spine Road** to the northwest of the site, **Rural Edge** to the south and east and **Neighbourhood Residential** within the heart of the site.

The design rationale has followed the key principles established through discussion with the Local Authority and detailed within the approved Design Code for the wider development.



Character Area Layout



## Our Homes

### Contemporary Spine Road

- Predominantly linked houses, apartments, terraces and detached dwellings
- Formal building line. Setback - 1m to 2m
- Dark grey contemporary windows, with low or mid-level glazing bar
- Black eaves detailing, no window headers contemporary door, flat canopies, flat dormers
- Solid hue red brick, black weatherboarding, predominantly grey roof tiles
- Formal boxed hedge estate railing to key plots

### Neighbourhood Residential

- Predominantly semi-detached and terraced units, with limited number of apartments and detached dwellings
- Mix of formal and informal building line (site-specific approach) Setback - 2m to 3m
- Predominantly 2 storey with occasional use of 2½ storey
- White Plain Casement Windows
- White Eaves detailing, brick soldier course and cills, six-panel doors with glazing, Flat canopies and dormers
- Mix of red brick, some use of white render to 1st floor, red/brown and grey roof tiles
- Clipped hedges and shrub planting

Images taken from the approved Design Code



## Our Homes

### Rural Edge

- Detached and semi-detached dwellings only
- Informal building line. Setback predominantly 3m
- 2 storey only
- White cottage-style windows
- White eaves detailing, arched brick header and stone cills, cottage-style windows, gable and hipped canopies, chimneys to key plots
- Red multi-brick, tile hanging, black/dark grey weatherboarding,
- brown and red roof tiles
- Timber post and rail, grassed aprons and planting



Image taken from the approved Design Code



## Transport and Access

### Overview

The approved Pedestrian and Cycle Movement Strategy establishes how a sustainable interconnected network of routes for pedestrians and cyclists will be delivered across the development. The proposals for Parcel R11 have been designed to ensure that they fully integrate with the site-wide network.

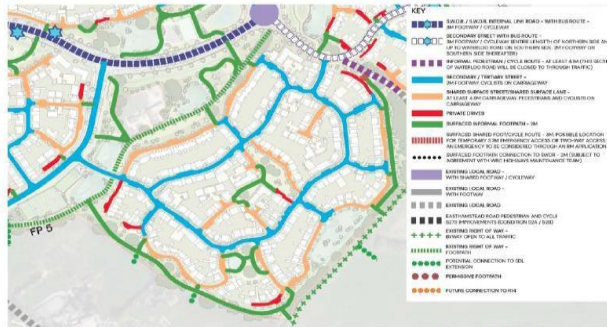
### Access

There are two vehicular accesses to Parcel R11. The eastern access will be via a recently approved link road containing a shared foot/cycleway (WBC Planning Reference: 240892), while the western access will be from the South Western Distributor Road approved as part of the hybrid planning permission for the wider development.

Both accesses serving the site will lead to a series of shared surface streets and supporting shared surface lanes, which are intended to create an environment that naturally encourages appropriately reduced speeds.

### Pedestrian and Cycle Activity

Together with the shared surface streets and shared surface lanes, the masterplan also includes a footpath network that provides a series of vehicle-free landscaped routes throughout the site. These have been designed to minimise the need to cross carriageways.



### Vehicle, Visitor and Cycle Parking

All house types will have allocated car parking in accordance with the Council's standards, including electric vehicle charging points.

Apartments will have a combination of allocated and unallocated car parking based on tenure and also include electric vehicle charging points.

Unallocated visitor parking has been incorporated throughout the layout.

Cycle parking will be provided for all homes in either enlarged garages or cycle stores in accordance with the Council's standards."



## Sustainability and Ecology

*"Kier Ventures is building better homes for homeowners to live in, better places where healthy communities can flourish, and better places for the environment and nature to prosper. Our proposals will tackle the key environmental challenges through low carbon design, renewable energy, sustainable transport and enhanced biodiversity."*

### Our Commitments

- ✓ No fossil fuels. The development will be all-electric, in line with the UK's grid decarbonisation.
- ✓ A fabric-first approach to reduce energy demand.
- ✓ Reducing water consumption through careful specification of water fitting and opportunities for water efficiency measures will be maximised.
- ✓ Energy-saving workshops for the construction team and local supply chain.
- ✓ Habitats and landscapes will be improved, enhancing biodiversity.
- ✓ New soft biodiverse planting and new habitats for insects, birds and other wildlife.
- ✓ Permeable paving surfaces to driveways. The development will achieve a 10% carbon reduction over the current Part L Building Regulations Compliance Targets.
- ✓ Renewable technologies and low carbon technologies to be included within the dwellings on the development to achieve these carbon targets and reduce emissions.
- ✓ The development will achieve a 105l per person per day water usage with Part G Water Calculations.



**Any questions?**

