

Wokingham Borough Council
and
Hart District Council

Our ref: 5643

30 March 2026

Dear Planning,

Land to the North of Sun Lane, Riseley

On behalf of **the Wellington Estate and 3West Group** ('the Applicant') we submit this Outline Planning application for the following development at Land to the North of Sun Lane ('the Site').

"Outline application with all matters reserved except for access for the construction of up to 44 dwellings, including affordable housing together with access, landscaping and associated infrastructure (cross boundary application)".

The application is accompanied by a full suite of technical reports and drawings to reflect the outline nature of the application and the Council's validation requirements.

- Application Form and Certificate B
- Community Infrastructure Levy Form 1
- Arboricultural Impact Assessment - prepared by RMT Tree Consultancy Ltd
- Biodiversity Net Gain Assessment including Metric - prepared by The Ecology Co-Op
- Illustrative Masterplan, Parameter Plans and Design and Access Statement - prepared by Ashby Design
- Landscape Strategy Plan – prepared by Aspect
- Ecology Impact Assessment including species surveys - prepared by The Ecology Co-Op
- Habitats Regulations Assessment (Shadow) – prepared by The Ecology Co-Op
- Energy Statement - prepared by AES Sustainability Consultants
- Flood Risk Assessment and Drainage Strategy - prepared by AWP



- Historic Environment Assessment - prepared by AC Archaeology
- Phase 1 Geo-Environmental and Geotechnical Risk Assessment – prepared by New Geosciences
- Planning Statement including Affordable Housing Statement and Community Engagement Statement - prepared by Bell Cornwell
- Transport Assessment - prepared by Apex Transport Planning
- Interim Travel Plan - prepared by Apex Transport Planning

As the application is in Outline it is not possible to confirm the number of Market and Affordable dwellings within the application form. For this reason, the application form has been completed on the basis of 44 market dwellings however, as set out within the Planning and Affordable Housing Statement, this composition will be determined through future reserved matters, but the policy compliant provision of affordable housing and the applicant's commitment to deliver affordable housing can be secured by S106.

Additionally, please note that this is a Cross Boundary Application as the site access leading from Sun Lane onto Basingstoke Road falls within Hart District however, the larger proportion of the site falls within Wokingham Borough Council and therefore, in terms of the planning application fee and following email exchanges with both Councils (Mr Ian Jordan and Ms Pippa Moore), the fee has been agreed to comprise £12,700 to Wokingham Borough (outline for up to 44 dwellings) whilst the fee of £298 to Hart District for operational development.

We look forward to receiving confirmation of a valid application but should you require any further information please do not hesitate to contact me.

Yours faithfully,
BELL CORNWELL LLP

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