



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Kier Property Developments Limited
c/o Nexus Planning
Suite 2, Floor 3 Apex Plaza
3 Forbury Road
READING
RG1 1AX

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 253142
Applicant Name: Miller Homes
Site Address: Parcels R7 and R13 Land at Phase 2b of the South Wokingham Strategic Development Location (SDL) Wokingham.
Proposal: Reserved Matters pursuant to Outline Planning Consent 191068 comprising the erection of 215 dwellings and associated infrastructure with details of appearance, landscaping, layout and scale to be considered.

Date of Decision: September 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions & reasons

Approved drawings

- 1) This permission is in respect of the submitted application plans and drawings listed on the attached schedule.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Restriction of permitted development rights for additional windows and obscure glazing

- 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed:
- a) at first-floor level or above in the southern elevation of the houses on plots 4072, 4090, 4091 & 4098;
 - b) at second floor level in the south-eastern elevation of plot 4033;

Reason: To avoid prejudicing any future development of the land to the south and safeguard the residential amenities of occupants of the development hereby approved, in accordance with Core Strategy policy CP3.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification)
- a) The first-and second floor windows in the southern elevation of Block 2 (plots 3078-3088 of the development hereby permitted) serving the kitchens within the open plan living rooms of flats 7 & 11; and
- any approved or future windows at first floor level or above in
- b) the northern flank of plots 3012, 3023, 3066, 3100, 3105, 3117, 4078, 4087 & 4098;
 - c) the eastern flank of plots 3007, 3095, 4022, 4025 & 4029;
 - d) the southern flank of plots 3004, 3027, 3028, 3101 & 3104; and
 - e) the western flank of plots 3025, 3097, 4006, 4023, & 4032
- shall be fitted with obscured glass before first occupation and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties and the flats themselves in accordance with Core Strategy policy CP3.

Lighting

- 4) Notwithstanding the submitted Lighting Lux Plan, lighting details including:
- a) the specification of lanterns with suitable baffles to protect ecological dark corridors; and
 - b) details of the lighting within the areas identified on the Lighting Lux plan as “*areas not to be adopted and lit with solar columns and luminaires*”
- shall be submitted to and approved in writing by the Local Planning Authority before first occupation of any dwelling within the Parcel R7 & R13 Development

Zone. Lighting shall be installed in accordance with the approved details before occupation of the development it is to serve and retained thereafter.

Reason: to ensure appropriate protection of ecological dark corridors as well as the safety of the public realm in accordance with NPPF Section 19 (Conserving and Enhancing the Natural Environment); Core Strategy policies CP1, CP3, CP7, CP21; and Managing Development Delivery Local Plan policies TB21 & TB23.

Great Crested Newts

- 5) No development hereby permitted (including site clearance) shall take place except in accordance with an Ecological Mitigation Strategy that has first been submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

Secure by Design

- 6) Notwithstanding the approved drawings the landscaping details pursuant to condition 15 of planning permission 191068 shall include a 1.8 metre high boundary wall or similarly robust & secure enclosure to provide secure separation between the two areas of parking that will serve Block 1 and the wall shall be constructed in accordance with the approved details before first occupation of the building.

Reason: to ensure that the development is safe, inclusive and accessible and that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience in accordance with NPPF DP3 & TR4, MHCLG's National Design Guide; and Core Strategy policies CP1 & CP3.

Gates to control access to parking courts

- 7) Electronic gates shall be installed before first occupation of the flat-over-garage (FoG), plot 4069 in accordance with the approved details and the gates shall be retained thereafter.

Reason: to ensure the development is secure, in accordance with Core Strategy policies CP1 & CP3, plus the principles of Secure by Design.

Acoustic glazing systems and ventilation

- 8)
- a) Before commencement of development above ground level details of:
 - i) which plots are to have acoustic glazing and ventilation installed; and
 - ii) the specification and acoustic performance of the glazing systems (including frames) and ventilators proposedshall be submitted to and approved in writing by the Local Planning Authority.
 - b) None of the dwellings identified in i) above shall be occupied until a validation certificate demonstrating that internal noise levels will be in line

with the *Noise Assessment V1 Parcels R7 & R13 12 December 2025* has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that noise does not impact on the amenity of future occupants in accordance with Core Strategy Policy CP1 Sustainable Development, CP3; Managing Development Delivery Local Plan Policy CC06 Noise; and the South Wokingham SDL SPD.

Air Source Heat Pumps

- 9) Any Air Source Heat Pumps installed pursuant to condition 65 of the hybrid planning permission 191068 shall comply with the requirements of Schedule 2, Part 14 (Renewable Energy), Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent legislation that supersedes it OR be in accordance with details (including a detailed specification which covers noise generation) that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: to protect the residential amenity of the nearby dwellings and to ensure that the development is not unneighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 Sustainable Development and CP3 General Principles for Development and Managing Development Delivery Local Plan policy CC06 Noise.

Emergency access

- 10) In the event that the 100th occupation in parcel R13 takes place before both the approved access to parcel R7 from Easthampstead Road and the approved access to parcel R13 from the Heathland link (as approved under planning permission 192928) are open to the public, together with a continuous route through parcels R7 & R13 connecting the two junctions, a temporary emergency access to R13 shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The temporary emergency access shall be available for use before the 100th occupation in parcel R13 and shall be removed and landscaped in accordance with the approved landscaping details within three months of both permanent accesses and a continuous route between them being open or, in the case of soft landscaping the first planting season thereafter.

Reason: in the interests of safety in accordance with Core Strategy policy CP6.

Drainage

- 11) No development within parcels R7 & R13 shall commence until details of SuDS to serve the parcels have been submitted to and approved in writing by the Local Planning Authority. 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 of planning permission 191068 and retained thereafter.

Consistent with the requirements of conditions 30 & 31 of hybrid planning permission 191068, no part of the development in parcels R7 & R13 shall be occupied until drainage has been provided either in accordance with the

approved details or, should first occupations take place before the elements of the drainage that are outside the boundaries of parcels R7 and R13 are complete, in accordance with interim drainage measures that have first been submitted to and approved in writing by the Local Planning Authority. Should interim drainage measures be implemented, drainage shall be implemented in accordance with the approved permanent drainage details before occupation of the 200th dwelling within the two parcels combined unless an alternative timetable has been approved as part of the interim drainage measures.

Reason: to prevent risk of flooding should the approved drainage (elements of which are being delivered as part of the SWDR works approved under planning permission 192928, so are not under the applicant's control) not be completed in advance of first occupations within parcel R7, in accordance with NPPF Section 18 (Managing flood risk and coastal change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policies CP1 & CP21; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD.

Informatives

Reason for approval

1. The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

Relevant policies

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

Core Strategy

CP1	-	Sustainable Development
CP2	-	Inclusive Communities
CP3	-	General Principles for Development
CP4	-	Infrastructure Requirements
CP5	-	Housing Mix, Density and Affordability
CP6	-	Managing Travel Demand
CP7	-	Biodiversity
CP8	-	Thames Basin Heaths Special Protection Area
CP9	-	Scale and Location of Development Proposals
CP10	-	Improvements to the Strategic Transport Network.
CP11	-	Proposals outside development limits (including countryside)
CP17	-	Housing Delivery
CP21	-	South Wokingham Strategic Development Location

Managing Development Delivery Local Plan (MDDL P)

CC01	-	Presumption in Favour of Sustainable Development
CC02	-	Development Limits
CC03	-	Green Infrastructure, Trees and Landscaping
CC04	-	Sustainable Design and Construction
CC05	-	Renewable Energy and Decentralised Energy Networks

CC06	-	Noise
CC07	-	Parking
CC09	-	Development and Flood Risk
CC10	-	Sustainable Drainage
TB05	-	Housing Mix
TB07	-	Internal Space Standards
TB08	-	Open Space, Sport and Recreational Facilities Standards
TB12	-	Employment Skills Plan
TB21	-	Landscape Character
TB23	-	Biodiversity and Development
TB24	-	Designated Heritage Assets
TB25	-	Archaeology
SAL05	-	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Local Plan Update

The Local Plan Update (LPU) will supersede the current Core Strategy and Managing Development Delivery Local Plan. It was published for Regulation 19 consultation in October 2024 and submitted to the Secretary of State for independent examination in February 2025. The examination hearing sessions have now concluded and the Inspectors issued a Post Hearings Letter on 4 August 2026 in which the Inspectors have advised that the Plan is likely to be capable of being found sound and legally compliant, subject to the preparation, consultation and consideration of Main Modifications.

The policies of the LPU are therefore relevant considerations in determining planning applications and carry moderate weight, depending on the extent of objection and consistency with the NPPF. Given that the application relates to reserved matters for an extant planning permission rather than matters of principle, the policies of the LPU have not been referred to further in this report.

Other

South Wokingham Strategic Development Location Supplementary Planning Document

Infrastructure Delivery and Contributions Supplementary Planning Document

Borough Design Guide Supplementary Planning Document

CIL Guidance + historic 123 List

Affordable Housing Supplementary Planning Document

Sustainable Design and Construction Supplementary Planning Document

The site wide Masterplan, Design Code and Landscape Design Statement approved pursuant to condition 4 of hybrid planning permission 191068

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and representations. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: a Planning Performance Agreement (PPA) covering pre-application discussions and determination of reserved matters; submission of additional information and revised plans to address issues raised by consultees; and extending the period for determination to allow issues to be addressed. The decision to grant planning permission in accordance with the presumption in

favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Conditions of the hybrid planning permission requiring details to accompany reserved matters submissions

4. In accordance with the requirements of hybrid planning permission 191068, this application pursuant to reserved matters is accompanied by details to fulfil the requirements of the following conditions: 6 (Secure by Design), 7 (waste storage), 12 (AIA), 20 (bird and bat boxes), 27 (internal space standards), 33 (water quality treatment), 34 ii) (exceedance flow routing), 40 (noise mitigation plan), 47 (connections to the Public Right of Way network), 53 (access, visibility splays and tracking), 55 (parking), 58 (cycle storage), 62 (electric vehicle charging), 65 (energy statement and water consumption), and 66 (site waste management plan). Approved details are referenced under Condition 1) of this reserved matters approval, unless amendments are secured by other conditions.

S106 obligations

5. In accordance with the obligations of the hybrid planning permission this application pursuant to reserved matters is accompanied by:
 - a) An Affordable Housing Scheme as required by Schedule 1, Part 1; and
 - b) Employment Skills Strategy and Employment Skills Plan as required by Schedule 11

both of which are acceptable.

CIL

6. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the council's website. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Pre-commencement conditions

7. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Landscaping, Green Infrastructure, ecology & SuDS

8. The landscaping details pursuant to condition 15 of planning permission 191068 and, in the case of part m), the SuDS details pursuant to condition 31 of planning permission 191068 shall include:
- a) appropriate fencing around the Local Area of Play (LAP) portion of the play space, separating the LAP from the attenuation pond;
 - b) a Landscape specification document that incorporates details play space equipment and installation methods in accordance with Schedule 5, Part 1 of the S106;
 - c) minor artefacts including detailed of the timber planters around the play space; and
 - d) bench seating informed by guidance from Active Travel England;
 - e) incorporation of defensive planting where boundary walls and fences are accessible from the public realm;
 - f) a 1.8-meter-high screen wall to create two separate, secure parking courts for Block 1
 - g) enclosure of defensible space around the northern corner of Block 1;
 - h) careful consideration of the entrances to parking courts, including features that clearly convey that the space is private, rather than being part of the public realm;
 - i) detailing to break up the expanse of brickwork and add interest to the public realm, where walls are required to provide a secure boundary;
 - j) defensive planting to supplement walls where boundaries are exposed to the public realm;
 - k) how parking bays will be marked out, using materials rather than paint; and
 - l) how visitor and unallocated parking spaces will be clearly identified, whilst avoiding clutter. It is suggested that visitor spaces within the public realm/adopted highway do not need to be identified. In parking courts allocated spaces should be identified with the property No and unallocated spaces marked with a 'V'; and
 - m) and area of over dig i.e. below the invert level of the outfall) to provide a permanently wet area within the SuDS basin for the biodiversity benefit it will bring. The area of permanently wet basin does not need to be the whole of the basin bottom – it could be only in the western part – and it would be preferable for there to be at least two metres of level basin at the bottom of the main slopes.
9. The lighting details pursuant to reserved matters condition 4) will be expected the specification for lanterns 4B, 6B, and 9B in parcel R7 and 1B, 2B, 5B, 8B, 16B, 32B, 35B, 45B, 46B, 48B, and 49B in parcel R13 to include baffles.

Materials/Balcony balustrading

10. The materials details pursuant to condition 9 of hybrid planning permission 19106 shall include details of the laminate glass panels identified on Drawing No P2060_DET_11-Typical Balcony Detail which should be obscured to ensure an appropriate balance between lighting, privacy and the appearance of the building.

Great Crested Newts

11. The Ecological Mitigation Strategy South Wokingham R7-R13 FINAL (Rev. 2) August 2026 is largely acceptable except that it does not include provision and use of a great crested newt tool box talks. The details pursuant to condition 5) should address this.

Access and Security

12. The Thames Valley Police Designing Out Crime Officer recommends a security strategy for apartments buildings including:
 - Access Control: access control measures for residents and visitors. Unrestricted access to apartment Blocks should not be possible, and residential access should be controlled by a two-way audio-visual system with remote access controls. No trade buttons should be present.
 - Postage and Deliveries: postal services should not have unrestricted access to private communal areas, and mail delivery should be provided within a secure lobby at the entrance to the building, or via secure “through the wall” letterboxes, or external letter boxes
 - Compartmentation: buildings should be compartmentalised, so residents only have access to parts of the building that they need to, as offenders have the potential to be both external and internal to the development. Secure lobbies should also be extended to each floor to enable effective compartmentation.
 - Security for ground floor terraces and windows – boundary treatment and defensive planting
 - Window and Door security specification

General

13. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Highway Management

14. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act

2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

Utilities

15. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Noise

16. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

Drainage during the construction phase

17. The Construction Environmental Management Plan (CEMP) pursuant to condition 36 of hybrid planning permission 191068 will need to include details of measures to control runoff from the site during construction, in advance of delivery of the approved drainage.

Signed



Justin Turvey
Head of Development Management
Date: 16 September 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:

Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(Isbud.co.uk\)](http://Home-LinesearchbeforeUdig(Isbud.co.uk)) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 the Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved

by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Schedule of approved drawings and documents

Document	Received by the Local Planning Authority
Affordable Housing Scheme Parcels R7 & R13 May 2026	19 May 2026
Employment & Skills Plan South Wokingham Parcel R7 & R13 Rev 3 JR2-1011	26 February 2026
Energy Statement Phase R7 & R13 12 December 2025	23 December 2025
Noise Assessment V1 Parcels R7 & R13 12 December 2025	23 December 2025
Site Waste Management Plan Parcels R7 & R13 South Wokingham 17 July 2026	7 August 2026
Parcel R7 and R13, South Wokingham Great Crested Newt 2026 Survey Report FINAL (Rev. 1) September 2026	8 September 2026

Drawing No	Title	Received by the Local Planning Authority
Civils		
A389-R7&R13-PL-001 E	Pedestrian and Cycle Movement Strategy	19 May 2026
A389-R7&R13-PL-002 E	Junction Visibility	19 May 2026
A389-R7&R13-PL-003 E	Refuse Swept Path Analysis	19 May 2026
A389-R7&R13-PL-004 E	Fire Tender Swept Path Analysis	19 May 2026
A389-R7&R13-PL-005 E	Car Swept Path Analysis	19 May 2026
A389-R7&R13-PL-006 D	Pumping Station Swept Path Analysis	19 May 2026
A389-R7&R13-PL-007 C	Pedestrian Visibility	19 May 2026
A389-R7&R13-RM-101 D	General Arrangement	6 August 2026
A389-R7&R13-RM-103 D	Adoption Boundary	6 August 2026
A389-R7&R13-RM-111 A	Footbridge General Arrangement	19 May 2026
A389-R7&R13-RM-121 C	Lighting Lux Plan	6 August 2026
A389-R7&R13-RM-401 D	Engineering Layout	6 August 2026
A389-R7&R13-RM-501 E	Drainage Strategy	11 September 2026
A389-R7&R13-RM-511 A	Drainage Construction Details Sheet 1 of 2	23 December 2025
A389-R7&R13-RM-512 A	Drainage Construction Details Sheet 2 of 2	23 December 2025
A389-R7&R13-RM-520 A	Foul Pumping Station General Arrangement	23 December 2025
A389-R7&R13-RM-530 C	Basin Cross Sections	19 May 2026
A389-R7&R13-RM-531 B	Swale Cross Sections	19 May 2026
A389-R7&R13-RM-701 D	Materials Plan	6 August 2026
A389-R7&R13-RM-711 B	Highway Construction Details Sheet 1	6 August 2026
A389-R7&R13-RM-712 B	Highway Construction Details Sheet 2	6 August 2026
Drainage Plans (within Drainage Statement A389-R023D-R7 & R13)		11 September 2026
A389-R7&R13-RM-505 E	Surface Water Catchment Plan	
A389-R7&R13-RM-506 D	Foul Water Catchment Plan	
A389-R7&R13-RM-507 D	Exceedance Routing Plan	
Layout Plans		
P1905.R07.R13.00 H	Proposed Presentation Layout	6 August 2026
P1905.R07.R13.01 K	Proposed Planning Layout	6 August 2026
P1905.R07.R13.02 H	Proposed Materials Layout	23 July 2026
P1905.R07.R13.03 G	Proposed Storey Heights Layout	23 July 2026
P1905.R07.R13.04 G	Proposed Tenure Plan	23 July 2026
P1905.R07.R13.05 G	Proposed Parking Layout	23 July 2026
P1905.R07.R13.06 G	Proposed Refuse Strategy Layout	23 July 2026
P1905.R07.R13.07 H	Proposed Enclosures Layout	6 August 2026
P1905.R07.R13.08	Proposed Location Plan	9 January 2026
P1905.R07.R13.09 G	Proposed Cycle Parking Strategy Layout	23 July 2026

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P1905.R07.R13.10 G	Proposed Layout with Parameter Plan Overlay	23 July 2026
P1905.R07.R13.11 H	Proposed Layout with Character Area Overlay	23 July 2026
P1905.R07.R13.12 G	Proposed Garden Depth Layout	23 July 2026
P1905.R07.R13.13 G	Proposed Plots Separation Distance Layout	23 July 2026
P1905.R07.R13.15 G	Proposed Ridge Level Layout	23 July 2026
P1905.R07.R13.23 B	Proposed Sales Area Layout	23 July 2026
P1905.R07.R13.24	Proposed Enclosures Detail	6 August 2026
Streetscenes		
P1905.SS.301 E	Streetscenes Sheet 1 of 4	14 August 2026
P1905.SS.302 D	Streetscenes Sheet 2 of 4	14 August 2026
P1905.SS.303 D	Streetscenes Sheet 3 of 4	14 August 2026
P1905.SS.304 E	Streetscenes Sheet 4 of 4	27 August 2026
Ancillaries		
P1905.CP.101 A	Triple Carport, Plans & Elevations	19 May 2026
P1905.CP.102	Double Carport, Plans & Elevations	19 May 2026
P1905.CYC.101 B	Cycle Store – Block 1, Plans & Elevations	6 August 2026
P1905.GAR.101 A	Single Garage, Plans & Elevations	19 May 2026
P1905.GAR.102 A	Twin Garage – Gable Fronted, Plans & Elevations	19 May 2026
P1905.GAR.103 A	Double Garage – Pyramid Roof, Plans & Elevations	19 May 2026
P1905.GAR.104 A	Double Garage (Sales Garage) Plans & Elevations	19 May 2026
P1905.SUB.101 A	Substation, Plans & Elevations	19 May 2026
P2060_DET_11	Typical Balcony Detail	23 July 2026
Landscape Plans		
P24-2114_EN_50D	Landscape Masterplan	6 August 2026
P24-2114_EN_51C	Play Space Landscape Masterplan	6 August 2026
P24-2114_EN_52B	Open Space Typology	6 August 2026
P24-2114_EN_53C	Landscape Sections 1 of 2	6 August 2026
P24-2114_EN_53C	Landscape Sections 2 of 2	6 August 2026
MILL24956-03	Tree Protection Plan	8 January 2026
Housetype Plans		
AL24		
P1905.AL24.101 A	Type AL24 – Style 4, Floor & Roof Plans	25 May 2026
P1905.AL24.102 A	Type AL24 – Style 4, Elevations - Brick	25 May 2026
P1905.AL24.103	Type AL24 – Style 4, Floor & Roof Plans	23 December 2025
P1905.AL24.104	Type AL24 – Style 4, Elevations - Brick	23 December 2025
P1905.AL24.105 A	Type AL24 and AL24A – Style 4, Floor Plans	25 May 2026
P1905.AL24.106 A	Type AL24 and AL24A – Style 4, Roof Plan	25 May 2026
P1905.AL24.107 A	Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	25 May 2026
P1905.AL24.108 A	Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	25 May 2026
P1905.AL24.109 A	Type AL24 and AL24A – Style 4, Floor Plans	25 May 2026
P1905.AL24.110 A	Type AL24 and AL24A – Style 4, Roof Plan	25 May 2026
P1905.AL24.111 A	Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	25 May 2026
P1905.AL24.112 A	Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	25 May 2026
AL32		
P1905.AL32.101 A	Type AL32 – Style 4, Floor & Roof Plans	25 May 2026
P1905.AL32.102 A	Type AL32 – Style 4, Elevations – Brick	25 May 2026
P1905.AL32.103	Type AL32 – Style 4, Floor & Roof Plans	23 December 2025
P1905.AL32.104	Type AL32 – Style 4, Elevations – Brick	23 December 2025

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P1905.AL32.105	Type AL32 – Style 4, Floor & Roof Plans	23 December 2025
P1905.AL32.106	Type AL32 – Style 4, Elevations – Brick	23 December 2025
P1905.AL32.107	Type AL32 – Style 4, Floor & Roof Plans	23 December 2025
P1905.AL32.108	Type AL32 – Style 4, Elevations – Brick	23 December 2025
AL41		
P1905.AL41.101 A	Type AL41 - Style 4, Floor & Roof Plans	25 May 2026
P1905.AL41.102 A	Type AL41 - Style 4, Elevations - Brick	25 May 2026
P1905.AL41.103	Type AL41 - Style 4, Floor & Roof Plans	23 December 2025
P1905.AL41.104	Type AL41 - Style 4, Elevations - Brick	23 December 2025
Block 1		
P1905.BLK1.301 B	Block 1 – Style 1, Ground Floor Plan	23 July 2026
P1905.BLK1.302 B	Block 1 – Style 1, First Floor Plan	23 July 2026
P1905.BLK1.303 C	Block 1 – Style 1, Second Floor Plan	27 August 2026
P1905.BLK1.304 C	Block 1 – Style 1, Roof Plan	23 July 2026
P1905.BLK1.305 C	Block 1 – Style 1, Front and Internal Side Elevations	23 July 2026
P1905.BLK1.306 C	Block 1 – Style 1, Rear and Side Elevations	23 July 2026
Block 2		
P1905.BLK2.301 A	Block 2 – Style 1, Ground Floor Plan	23 July 2026
P1905.BLK2.302 A	Block 2 – Style 1, First Floor Plan	23 July 2026
P1905.BLK2.303 A	Block 2 – Style 1, Second Floor Plan	23 July 2026
P1905.BLK2.304 A	Block 2 – Style 1, Roof Plan	23 July 2026
P1905.BLK2.305 A	Block 2 – Style 1, Front Elevation	19 May 2026
P1905.BLK2.306 A	Block 2 – Style 1, Side Elevation	19 May 2026
P1905.BLK2.307 A	Block 2 – Style 1, Rear Elevation	19 May 2026
P1905.BLK2.308 B	Block 2 – Style 1, Secondary Front	23 July 2026
Block 3		
P1905.BLK3.301 A	Block 3 – Style 1, Ground Floor Plan	23 July 2026
P1905.BLK3.302	Block 3 – Style 1, First Floor Plan	26 August 2026
P1905.BLK3.303	Block 3 – Style 1, Second Floor Plan	26 August 2026
P1905.BLK3.304	Block 3 – Style 1, Roof Plan	26 August 2026
P1905.BLK3.305 A	Block 3 – Style 1, Front Elevation	19 May 2026
P1905.BLK3.306 A	Block 3 – Style 1, Secondary Front Elevation	19 May 2026
P1905.BLK3.307 A	Block 3 – Style 1, Rear Elevation	19 May 2026
P1905.BLK3.308 A	Block 3 – Style 1, Side Elevation	19 May 2026
H283		
P1905.H283.101	Type H283 – Style 4, Floor & Roof Plans	23 December 2025
P1905.H283.102	Type H283 – Style 4, Elevations - Brick	23 December 2025
H385		
P1905.H385A.101 A	Type H385A – Style 4, Floor & Roof Plans	25 May 2026
P1905.H385A.102 A	Type H385A – Style 4, Elevations - Brick	25 May 2026
H482		
P1905.H482.101 A	Type H482 – Style 1, Ground & First Floor Plans	25 May 2026
P1905.H482.102 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.103 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.104 A	Type H482 – Style 1, Rear & Side Elevations - Render	25 May 2026
P1905.H482.105 A	Type H482 – Style 1, Ground & First Floor Plans	25 May 2026
P1905.H482.106 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.107 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.108 A	Type H482 – Style 1, Rear & Side Elevations - Render	19 May 2026

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P1905.H482.109 A	Type H482 – Style 1, Ground & First Floor Plans	25 May 2026
P1905.H482.110 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.111 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.112 A	Type H482 – Style 1, Rear & Side Elevations - Render	25 May 2026
P1905.H482.113 A	Type H482 – Style 1, Ground & First Floor Plans	25 May 2026
P1905.H482.114 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.115 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.116 A	Type H482 – Style 1, Rear & Side Elevations - Render	19 May 2026
P1905.H482.117 A	Type H482 – Style 1, Ground & First Floor Plans	19 May 2026
P1905.H482.118 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.119 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.120 A	Type H482 – Style 1, Rear & Side Elevations - Render	23 May 2026
P1905.H482.121 A	Type H482 – Style 1, Ground & First Floor Plans	19 May 2026
P1905.H482.122 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.123 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.124 A	Type H482 – Style 1, Rear & Side Elevations - Render	19 May 2026
P1905.H482.125 A	Type H482 – Style 1, Ground & First Floor Plans	19 May 2026
P1905.H482.126 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.127 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.128 A	Type H482 – Style 1, Rear & Side Elevations - Render	19 May 2026
P1905.H482.129 A	Type H482 – Style 1, Ground & First Floor Plans	19 May 2026
P1905.H482.130 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.131 B	Type H482 – Style 1, Front & Side Elevations - Brick	23 July 2026
P1905.H482.132 A	Type H482 – Style 1, Rear & Side Elevations - Brick	19 May 2026
P1905.H482.133 B	Type H482 – Style 1, Ground & First Floor Plans	23 July 2026
P1905.H482.134 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.135 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.136 A	Type H482 – Style 1, Rear & Side Elevations - Render	19 May 2026
P1905.H482.137 A	Type H482 – Style 1, Ground & First Floor Plans	19 May 2026
P1905.H482.138 B	Type H482 – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H482.139 B	Type H482 – Style 1, Front & Side Elevations - Render	23 July 2026
P1905.H482.140 A	Type H482 – Style 1, Rear & Side Elevations - Render	25 May 2026
P1905.H482.141 B	Type H482 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H482.142 B	Type H482 – Style 1, Front & Side Elevations - Brick	23 July 2026
P1905.H482.143 A	Type H482 – Style 1, Rear & Side Elevations - Brick	19 May 2026
H486		

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P1905.H486.101 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.102 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.103 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.104 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.105 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.106 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.107 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.108 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.109 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.110 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.111 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.112 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.113 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.114 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.115 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.116 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.117 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.118 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486.119 B	Type H486 – Style 1, Floor & Roof Plans	23 July 2026
P1905.H486.120 C	Type H486 – Style 1, Elevations - Brick	6 August 2026
P1905.H486A.101 C	Type H486A – Style 1, Ground & First Floor Plans	27 August 2026
P1905.H486A.102 B	Type H486A – Style 1, Second Floor & Roof Plans	23 July 2026
P1905.H486A.103 D	Type H486A – Style 1, Front & Side Elevations	27 August 2026
P1905.H486A.104 B	Type H486A – Style 1, Rear & Side Elevations	23 July 2026
L255		
P1905.L255.101 A	Type L255 - Style 4, Floor & Roof Plans	19 May 2026
P1905.L255.102 A	Type L255 - Style 4, Elevations - Brick	19 May 2026
L256		
P1905.L256.101 C	Type L256 – Style 1, Floor Plans	27 August 2026
P1905.L256.102 A	Type L256 – Style 1, Roof Plan	19 May 2026
P1905.L256.103 D	Type L256 – Style 1, Rear & Side Elevations - Render	27 August 2026
P1905.L256.104 B	Type L256 – Style 1, Front & Side Elevations – Render	23 July 2026
L356		
P1905.L356.101 A	Type L356 – Style 4, Floor & Roof Plans	19 May 2026
P1905.L356.102 A	Type L356 – Style 4, Elevations - Brick	19 May 2026
P1905.L356.103 A	Type L356 – Style 4, Floor & Roof Plans	19 May 2026
P1905.L356.104 A	Type L356 – Style 4, Elevations - Render	19 May 2026
L358		
P1905.L358.103 A	Type L358 - Style 4, Floor & Roof Plans	19 May 2026
P1905.L358.104 A	Type L358 - Style 4, Elevations - Brick	19 May 2026
P1905.L358.105	Type L358 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L358.106 A	Type L358 - Style 4, Elevations - Brick	19 May 2026
P1905.L358.107	Type L358 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L358.108 A	Type L358 - Style 4, Elevations - Brick	19 May 2026
L360		
P1905.L360.101	Type L360 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L360.102 A	Type L360 - Style 4, Elevations - Brick	19 May 2026
P1905.L360.103	Type L360 - Style 5, Floor & Roof Plans	23 December 2025
P1905.L360.104 A	Type L360 - Style 5, Elevations – Tile Hung	19 May 2026
L361		
P1905.L361.101 B	Type L361 - Style 4, Elevations - Brick	6 August 2026

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P1905.L361.102 A	Type L361 - Style 4, Elevations - Brick	19 May 2026
P1905.L361.103	Type L361 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L361.104 A	Type L361 - Style 4, Elevations - Render	19 May 2026
P1905.L361.105 B	Type L361 - Style 4, Floor & Roof Plans	6 August 2026
P1905.L361.106 A	Type L361 - Style 4, Elevations - Brick	19 May 2026
P1905.L361.107	Type L361 - Style 4, Elevations - Brick	23 July 2026
P1905.L361.108	Type L361 - Style 4, Elevations - Brick	23 July 2026
L362		
P1905.L362.101 A	Type L362 - Style 4, Floor & Roof Plans	6 August 2026
P1905.L362.102 B	Type L362 - Style 4, Elevations - Brick	6 August 2026
L367		
P1905.L367.101	Type L367 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L367.102 B	Type L367 - Style 4, Front & Side Elevations - Render	23 July 2026
P1905.L367.103 B	Type L367 - Style 4, Rear & Side Elevations - Render	23 July 2026
P1905.L367.104	Type L367 - Style 1, Floor & Roof Plans	23 December 2025
P1905.L367.105	Type L367 - Style 1, Front & Side Elevations - Brick	23 December 2025
P1905.L367.106	Type L367 - Style 1, Rear & Side Elevations - Brick	23 December 2025
P1905.L367.107	Type L367 - Style 1, Ground & First Floor Plans	23 December 2025
P1905.L367.108	Type L367 - Style 1, Second Floor & Roof Plans	23 December 2025
P1905.L367.109	Type L367 - Style 1, Front & Side Elevations - Render	23 December 2025
P1905.L367.110	Type L367 - Style 1, Rear & Side Elevations - Render	23 December 2025
P1905.L367.111	Type L367 - Style 1, Front & Side Elevations - Brick	23 December 2025
P1905.L367.112	Type L367 - Style 1, Rear & Side Elevations - Brick	23 December 2025
P1905.L367.113	Type L367 - Style 1, Ground & First Floor Plans	23 December 2025
P1905.L367.114	Type L367 - Style 1, Second Floor & Roof Plans	23 December 2025
P1905.L367.115	Type L367 - Style 1, Front & Side Elevations - Render	23 December 2025
P1905.L367.116	Type L367 - Style 1, Rear & Side Elevations - Render	23 December 2025
P1905.L367.117 A	Type L367 - Style 1, Front & Side Elevations - Brick	23 July 2026
P1905.L367.118 A	Type L367 - Style 1, Rear & Side Elevations - Brick	23 July 2026
L454		
P1905.L454.101	Type L454 – Style 4, Floor & Roof Plans	23 December 2025
P1905.L454.102	Type L454 – Style 4, Elevations - Brick	23 December 2025
P1905.L454.103	Type L454 – Style 4, Floor & Roof Plans	23 December 2025
P1905.L454.104 A	Type L454 – Style 4, Elevations - Brick	21 May 2026
P1905.L454.105	Type L454 – Style 4, Floor & Roof Plans	23 December 2025
P1905.L454.106	Type L454 – Style 4, Elevations - Brick	23 December 2025
P1905.L454.107	Type L454 – Style 4, Elevations - Brick	6 August 2026
L467		
P1905.L467.101	Type L467 - Style 4, Floor & Roof Plans	23 December 2025
P1905.L467.102	Type L467 - Style 4, Elevations - Brick	23 December 2025
P1905.L467.103 A	Type L467 - Style 4, Elevations - Tile Hung	21 May 2026
P1905.L467.104	Type L467 - Style 5, Floor & Roof Plans	23 December 2025

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P1905.L467.105	Type L467 - Style 5, Elevations - Tile Hung	23 December 2025
L470		
P1905.L470.101	Type L470 - Style 4, Floor & Roof Plans	21 May 2026
P1905.L470.102	Type L470 - Style 4, Elevations - Brick	21 May 2026
P1905.L470.103	Type L470 - Style 4, Floor & Roof Plans	21 May 2026
P1905.L470.104	Type L470 - Style 4, Elevations - Brick	21 May 2026
L472		
P1905.L472.101	Type L472 – Style 5, Floor & Roof Plans	23 December 2025
P1905.L472.102	Type L472 – Style 5, Elevations - Brick	23 December 2025
P1905.L472.103	Type L472 – Style 5, Elevations - Tile Hung	23 December 2025
P1905.L472.104	Type L472 – Style 4, Floor & Roof Plans	23 December 2025
P1905.L472.106 A	Type L472 – Style 4, Elevations - Render	21 May 2026
L473		
P1905.L473.101	Type L473 – Style 4, Floor & Roof Plans	23 December 2025
P1905.L473.102	Type L473 – Style 4, Elevations - Brick	23 December 2025
P1905.L473.103	Type L473 – Style 5, Floor & Roof Plans	23 December 2025
P1905.L473.104	Type L473 – Style 5, Elevations - Brick	23 December 2025
P1905.L473A.101	Type L473A - Style 5, Floor & Roof Plans	1 June 2026
P1905.L473A.102	Type L473A - Style 5, Elevations - Tile Hung	1 June 2026
LR		
P1905.LR.101	Type LR – Style 1, Floor & Roof Plans	23 December 2025
P1905.LR.102	Type LR – Style 1, Front & Side Elevations	23 December 2025
P1905.LR.103	Type LR – Style 1, Rear & Side Elevations	23 December 2025
P1905.LR.104	Type LR – Style 1, Floor & Roof Plans	23 December 2025
P1905.LR.105	Type LR – Style 1, Front & Side Elevations	23 December 2025
P1905.LR.106	Type LR – Style 1, Rear & Side Elevations	23 December 2025