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09 June 2025

Application reference: 250399

Dear Sophie,

**RESERVED MATTERS APPLICATION – RE-SUBMISISON OF PLANS AND REPORTS
PHASE 2B, PARCEL R10, SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION**

We write in relation to the above application. In the period since the application was validated (February 2024) we have had positive discussions with yourself and a number of the statutory consultees, which have resulted in a package of amendments and updates to the submission drawings and reports.

The enclosed submission seeks to address written comments in relation to design and highways. A meeting with the highways officer was held 3rd June to conclude amendments to the layout.

Amendments to the Proposed Layout

Following on-going dialogue with yourself and the consultees, the following further changes have been made:

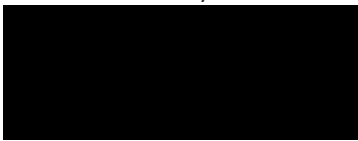
- Block 2 – the tile hanging has been replaced with checkerboard brick detail; the ground and fourth floor windows are longer on the rear elevation, all windows are longer on the front elevation, the pitched roof over the central core has been changed to a flat roof.
- Block 3 - checkerboard brick detail has been added in the insets of the front and rear elevation, all windows are longer on the front and rear elevations, the pitched roof over the central core has been changed to a flat roof.
- Block 4 – the tile hanging has been replaced with checkerboard to all elevations.
- The enclosures plan has been changed so that any further fences which face onto a public realm have been changed to brick walls, railings removed which abutted the landscape public open space, the acoustic brick wall for plots 1139 and 1140 has been lowered from 2.5m and 2m, and a new high rail added around the basin/public open space.
- Part of the woodland planting has been removed along the eastern boundary in accordance with the outline parameter plans.
- The road junction between Apartment blocks 2 and 3 and plots 1058 and 1039 has been widened to assist with visibility (plan A389-066 P11).
- Visibility zones at junctions have been reviewed – enclosed drawings A389-1000 P1 and A389-1001 P1 show the working method for agreeing the visibility splay.

- Following internal discussions, one of the underground attenuation tanks around the northern basin has moved so that it is wholly within the applicants ownership.

The Design Compliance Statement is being updated and will be issued separately.

We trust that the enclosed submission satisfies the comments raised during the application and we look forward to a positive decision in due course. In the meantime, should you require any additional information or clarification please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Principal Planner

Enc.
Drawing Schedule

Drawing Schedule (updated references in red)

Plan / Drawing Title	Reference	Consultant
Site Location Plan	P1914.R10.08 C	AAP
Proposed Presentation Layout	P1914.R10.00-AL	AAP
Proposed Planning Layout	P1914.R10.01-AM	AAP
Proposed Materials Layout	P1914.R10.02-AE	AAP
Proposed Storey Heights Layout	P1914.R10.03-W	AAP
Proposed Tenure Plan	P1914.R10.04-X	AAP
Proposed Parking Layout	P1914.R10.05-AE	AAP
Proposed Refuse Strategy Layout	P1914.R10.06-X	AAP
Proposed Enclosures Layout	P1914.R10.07-Y	AAP
Proposed Cycle Parking Strategy Layout	P1914.R10.13-V	AAP
Proposed Layout with Parameter Plan Overlay	P1914.R10.14-T	AAP
Proposed Garden Depth Layout	P1914.R10.15-R	AAP
Proposed Layout with Character Area Overlay	P1914.R10.16-R	AAP
Proposed Plots Separation Distance Layout	P1914.R10.17-N	AAP
Streetscene Sheet 1 of 2	P1914.SS.101 B	AAP
Streetscene Sheet 2 of 2	P1914.SS.101 B	AAP
Carport	P1914.CP.101	AAP
Entrance Wall, Plans & Elevations	P1914.EW.101 R10	AAP
Single Garages Plans and Elevations	P1914.GAR.101	AAP
Double Garage Plan and Elevations	P1914.GAR.102	AAP
Double Garage Plan and Elevations	P1914.GAR.103	AAP
Double Garage Plan and Elevations	P1914.GAR.104	AAP
Sub Station, Plans & Elevations	P1914.SUB.101 R10	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L473.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L473.10	AAP
Type L467 - Style 5, Elevations - Render	P1914.L467.104	AAP
Type L467 - Style 5, Floor & Roof Plans	P1914.L467.103	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L467.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L467.101	AAP
Type L461 - Style 2, Elevations - Tile Hung	P1914.L461.103	AAP
Type L461 - Style 2, Elevations - Brick	P1914.L461.102	AAP
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.101	AAP
Type L456 - Style 4, Elevations - Brick	P1914.L456.104	AAP
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.103	AAP
Type L456 - Style 2, Elevations - Brick	P1914.L456.102	AAP
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.101	AAP
Type L454 - Style 4, Elevations - Brick	P1914.L454.107	AAP
Type L454 - Style 4, Floor & Roof Plans	P1914.L454.106	AAP
Type L454 - Style 5, Elevations - Brick	P1914.L454.105	AAP
Type L454 - Style 5, Floor & Roof Plans	P1914.L454.104	AAP
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.103	AAP

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ype L454 - Style 2, Elevations - Brick	P1914.L454.102	AAP
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.101	AAP
Type L368 - Style 4, Elevations - Brick	P1914.L368.110	AAP
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.109	AAP
Type L368 - Style 2, Elevations - Brick	P1914.L368.108	AAP
L368 - Style 2, Floor & Roof Plans	P1914.L368.107	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.106	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.105	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.104	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.103	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.102	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.101	AAP
Type L367 - Style 4, Elevations - Render	P1914.L367.102	AAP
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.101	AAP
Type L363A - Style 5, Elevations - Brick	P1914.L363A.102	AAP
Type L363A - Style 5, Floor & Roof Plans	P1914.L363A.101	AAP
Type L363 - Style 5, Elevations - Brick	P1914.L363.102	AAP
Type L363 - Style 5, Floor & Roof Plans	P1914.L363.101	AAP
Type L362 - Style 2, Elevations - Render	P1914.L362.104	AAP
Type L362 - Style 4, Floor & Roof Plans	P1914.L362.103	AAP
Type L362 - Style 2, Elevations - Brick	P1914.L362.102	AAP
Type L362 - Style 2, Floor & Roof Plans	P1914.L362.101	AAP
Type L361 - Style 4, Elevations - Render	P1914.L361.106	AAP
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.104	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.103	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.102	AAP
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.101	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.110	AAP
Type L360 - Style 5, Elevations - Render	P1914.L360.109	AAP
Type L360 - Style 5, Elevations - Brick	P1914.L360.108	AAP
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.107	AAP
Type L360 - Style 4, Elevations - Render	P1914.L360.106	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.105	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.104	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.103	AAP
Type L360 - Style 2, Elevations - Brick	P1914.L360.102	AAP
Type L360 - Style 2, Floor & Roof Plans	P1914.L360.101	AAP
Type L358 - Style 5, Elevations - Render	P1914.L358.114	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.113	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.112	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.111	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.110	AAP
Type L358 - Style 4, Elevations - Brick	P1914.L358.109	AAP
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.108	AAP

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Type L358 - Style 4, Elevations - Brick	P1914.L358.107	AAP
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.106	AAP
Type L358 - Style 2, Elevations - Tile Hung	P1914.L358.105	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.104	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.102	AAP
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.101	AAP
Type L358 - Style 2, Floor & Roof Plans 3	P1914.L358.103	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358A.101	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358A.102	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358A.103	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358A.104	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358A.105	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358A.106	AAP
Type L358 - Style 5, Elevations - Render	P1914.L358A.107	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358A.108	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358A.109	AAP
Type L356 - Style 4, Elevations - Render	P1914.L356.104	AAP
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.103	AAP
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.102	AAP
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.101	AAP
Type L255A - Style 4, Plans & Elevations - Rnd	P1914.L255A.101	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.107	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.106	AAP
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.105	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.104	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.103	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.102	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.101	AAP
Type D - Style 1, Elevations - Brick	P1914.D.102	AAP
Type D - Style 1, Floor & Roof Plans	P1914.D.101	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.108-B	AAP
R10-Block 7 - Style4, Rear Elevation	P1914.BLK7.107-B	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.106-B	AAP
R10-Block 7 - Style4, Front Elevation	P1914.BLK7.105-B	AAP
R10-Block 7 - Style4, Roof Plan	P1914.BLK7.104-B	AAP
R10-Block 7 - Style4, Second Floor Plan	P1914.BLK7.103-B	AAP
R10-Block 7 - Style4, First Floor Plan	P1914.BLK7.102-B	AAP
R10-Block 7 - Style4, Ground Floor Plan	P1914.BLK7.101-B	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.108-B	AAP
R10-Block 6 - Style4, Rear Elevation	P1914.BLK6.107-B	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.106-B	AAP
R10-Block 6 - Style4, Front Elevation	P1914.BLK6.105-B	AAP
R10-Block 6 - Style4, Roof Plan	P1914.BLK6.104-B	AAP
R10-Block 6 - Style4, Second Floor Plan	P1914.BLK6.103-B	AAP

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R10-Block 6 - Style4, First Floor Plan	P1914.BLK6.102-B	AAP
R10-Block 6 - Style4, Ground Floor Plan	P1914.BLK6.101-B	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.108-B	AAP
R10-Block 5 - Style1, Rear Elevation	P1914.BLK5.107-B	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.106-B	AAP
R10-Block 5 - Style1, Front Elevation	P1914.BLK5.105-B	AAP
R10-Block 5 - Style1, Roof Plan	P1914.BLK5.104-C	AAP
R10-Block 5 - Style1, Second Floor Plan	P1914.BLK5.103-B	AAP
R10-Block 5 - Style1, First Floor Plan	P1914.BLK5.102-B	AAP
R10-Block 5 - Style1, Ground Floor Plan	P1914.BLK5.101-B	AAP
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.109-B	AAP
R10-Block 4 - Style3, Rear Elevation	P1914.BLK4.108-D	AAP
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.107-D	AAP
R10-Block 4 - Style3, Front Elevation	P1914.BLK4.106-B	AAP
R10-Block 4 - Style3, Roof Plan	P1914.BLK4.105-A	AAP
R10-Block 4 - Style3, Third Floor Plan	P1914.BLK4.104-B	AAP
R10-Block 4 - Style3, Second Floor Plan	P1914.BLK4.103-B	AAP
R10-Block 4 - Style3, First Floor Plan	P1914.BLK4.102-B	AAP
R10-Block 4 - Style3, Ground Floor Plan	P1914.BLK4.101-B	AAP
R10-Block 3 - Style3, Rear Elevation	P1914.BLK3.108-C	AAP
R10-Block 3 - Style3, Side Elevations	P1914.BLK3.107-C	AAP
R10-Block 3 - Style3, Front Elevation	P1914.BLK3.106-C	AAP
R10-Block 3 - Style3, Roof Plan	P1914.BLK3.105-C	AAP
R10-Block 3 - Style3, Third Floor Plan	P1914.BLK3.104-C	AAP
R10-Block 3 - Style3, Second Floor Plan	P1914.BLK3.103-C	AAP
R10-Block 3 - Style3, First Floor Plan	P1914.BLK3.102-C	AAP
R10-Block 3 - Style3, Ground Floor Plan	P1914.BLK3.101-C	AAP
R10-Block 2 - Style3, Rear Elevation	P1914.BLK2.108-B	AAP
R10-Block 2 - Style3, Side Elevations	P1914.BLK2.107-B	AAP
R10-Block 2 - Style3, Front Elevation	P1914.BLK2.106-B	AAP
R10-Block 2 - Style3, Roof Plan	P1914.BLK2.105-B	AAP
R10-Block 2 - Style3, Third Floor Plan	P1914.BLK2.104-B	AAP
R10-Block 2 - Style3, Second Floor Plan	P1914.BLK2.103-B	AAP
R10-Block 2 - Style3, First Floor Plan	P1914.BLK2.102-B	AAP
R10-Block 2 - Style3, Ground Floor Plan	P1914.BLK2.101-B	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.109-B	AAP
R10-Block 1 - Style1, Rear Elevation	P1914.BLK1.108-B	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.106-B	AAP
R10-Block 1 - Style1, Front Elevation	P1914.BLK1.106-B	AAP
R10-Block 1 - Style1, Roof Plan	P1914.BLK1.105-B	AAP
R10-Block 1 - Style1, Third Floor Plan	P1914.BLK1.104-B	AAP
R10-Block 1 - Style1, Second Floor Plan	P1914.BLK1.103-B	AAP
R10-Block 1 - Style1, First Floor Plan	P1914.BLK1.102-B	AAP
R10-Block 1 - Style1, Ground Floor Plan	P1914.BLK1.101-B	AAP

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Type B1 - Style 1, Elevations - Brick	P1914.B1.102	AAP
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.101	AAP
Type AL41 - Style 4, Elevations - Render	P1914.AL41.102	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.101	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.107	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.106	AAP
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.105	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.104	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.103	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.102	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.101	AAP
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.102	AAP
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.101	AAP
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.106-A	
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.105-A	
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.104-B	AAP
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.103-B	AAP
Type AL32A - Style 2, Plans & Elevations - Tile	P1914.AL32A.102	AAP
Type AL32A - Style 2, Plans & Elevations - Brk	P1914.AL32A.101-B	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.102	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.101 B	AAP
Type AL24A - Style 4, Plans & Elevations - Brk	P1914.AL24A.101	AAP
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.102	AAP
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.101	AAP
Type A - Style 1, Elevations - Render	P1914.A.105	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.104	AAP
Type A - Style 1, Elevations - Render	P1914.A.103	AAP
Type A - Style 1, Elevations - Brick	P1914.A.102	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.101	AAP
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.102	AAP
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.101	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.101	AAP
Type L358A - Style 5, Elevations – Brick	P1914.L358A.102	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.103	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.104	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.105	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.106	AAP
Type L358A - Style 5, Elevations - Render	P1914.L358A.107	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.108	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.109	AAP
Landscape Plans		
Landscape Masterplan	P24-2114_EN_001C	Pegasus
Detailed POS Soft Landscaping Plan	P24-2114_EN_003	Pegasus
Detailed POS Hard Landscaping Plan	P24-2114_EN_008	Pegasus

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Detailed On-Plot Landscape Proposals Sheet 1	P24-2114_EN_002_R10A Sheet 1	Pegasus
Detailed On-Plot Landscape Proposals Sheet 2	P24-2114_EN_002_R10A Sheet 2	Pegasus
Detailed On-Plot Landscape Proposals Sheet 3	P24-2114_EN_002_R10A Sheet 3	Pegasus
Detailed On-Plot Landscape Proposals Sheet 4	P24-2114_EN_002_R10A Sheet 4	Pegasus
Detailed On-Plot Landscape Proposals Sheet 5	P24-2114_EN_002_R10A Sheet 5	Pegasus
Detailed On-Plot Landscape Proposals Sheet 6	P24-2114_EN_002_R10A Sheet 6	Pegasus
Detailed On-Plot Landscape Proposals Sheet 7	P24-2114_EN_002_R10A Sheet 7	Pegasus
Civils		
Adoption Boundary	A389-R10-RM-103 C	ALP
Lighting Lux Plans	A389-R10-RM-121 A	ALP
Drainage Strategy	A389-R10-RM-501 C	ALP
Surface Water Catchment Plan	A389-R10-RM-505 A	ALP
Foul Water Catchment Plan	A389-R10-RM-506 A	ALP
Exceedance Route Plan	A389-R10-RM-507 A	ALP
Drainage Details Sheet 1	A389-R10-RM-511 A	ALP
Drainage Details Sheet 2	A389-R10-RM-512 A	ALP
Drainage Details Sheet 3	A389-R10-RM-513 A	ALP
Pumping Station General Arrangement	A389-R10-RM-520 A	ALP
Basin Cross Sections	A389-R10-RM-530 C	ALP