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Date: 17th July 2025
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/250399 R10 RM/RM Conditions/Condition 5 251615/Decision letter Conditions of reserved matters Parcel R10 2025_07_17.docx



**WOKINGHAM
BOROUGH COUNCIL**

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Miller Homes Southern
c/o Stefania Petrosino
Associate
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX

By email only s.petrosino@nexusplanning.co.uk

Dear Stefania,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

**PARCEL R10 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)
APPLICATION FOR THE APPROVAL OF RESERVED MATTERS PURSUANT TO CONDITION 1 OF OUTLINE PLANNING
PERMISSION REF. 191068 FOR THE ERECTION OF 215 DWELLINGS WITH LAYOUT, SCALE, APPEARANCE, AND
LANDSCAPING TO BE CONSIDERED.**

CONDITION REFERENCE 251615

Thank you for your application for approval the District Licence certificate as required under condition 5 of reserved matters approval 250399 dated 23rd June 2025.

This letter is concerned with conditions relating to the reserved matters conditions relating to Parcel R10 only. Site Wide conditions are dealt with in separate correspondence. In summary, for R10:

- Details submitted pursuant to condition 5 (District Licence certificate) are acceptable
- Condition 7 (cycle storage) requires details of how cycles are to be stored in the cycle sheds prior to first occupation
- Condition 8 (balcony design) requires details of balcony enclosures and materials prior to first occupation of any dwelling served by a balcony

This provides a brief overview of the current position regarding conditions relating to this phase only and I refer you to the schedule for more detailed comments on each condition.

If you have any queries, please contact the case officer, Sophie Morris.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' or similar initials, followed by a horizontal stroke.

Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: Schedule of reserved matters conditions relating to Parcel R10

Schedule of conditions relating to Parcel R10

Condition of 250399	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 5	NatureSpace Great Crested Newt District Licensing Scheme Certificate ref: NSP991WOKI Dated 7 th July 2025	08.07.2025	251615	before commencement of phase	Requirement to submit District Licence certificate for approval	17.07.25
Condition 7				before first occupation	Submission of details of cycle storage	
Condition 8				before occupation of any dwelling served by a balcony	Submission of details of balcony enclosure materials and design	