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Our Ref: 40846

10 December 2025

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION (PLANNING PORTAL REFERENCE: PP-14555689)

On behalf of my client, Countryside Properties (UK) Ltd, please find enclosed an application for the approval of details reserved by a condition attached to hybrid planning permission S/OUT/13/1555/EDSN.

Context

KVL and Miller Homes Ltd obtained hybrid planning permission for Phase 2b of the SDL on 19th July 2024 (WBC Ref: 191068). The description of development is:

"Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, 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 a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. – To be read in conjunction with applications 190900 & 190914."

The permission is subject to sixty-six planning conditions and the provisions of a Section 106 Agreement with Wokingham Borough Council ('WBC') and a number of other parties dated 19th October 2024.

Reserved matters approval for 343 dwellings on Parcel R11 of the development was granted on 23rd September 2025 (Ref: 250678). The purpose of this application is to discharge condition 15 of the hybrid planning permission specifically in respect of this area.

Submission

The table below lists the information that is being submitted to discharge Condition 15 in respect of Parcel R11.

London

Birmingham

Bristol

Manchester

Reading

No.	Requirement		Information submitted to discharge Condition
15.	Hard and Soft Landscaping Details		See below.
i)	a)		<ul style="list-style-type: none"> Proposed Enclosures Layout (P1904.R11.07 Rev R) Materials Plan Sheet 1 (A389-R11-701 D) Materials Plan Sheet 2 (A389-R11-702 C) Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL8) Detailed POS Soft Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN_03-01E) Detailed POS Soft Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN_03-02E) Detailed POS Soft Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN_03-03E) Detailed POS Soft Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN_03-04E) Detailed POS Hard Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN-04-02D) Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN_04-03D) Detailed POS Hard Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN_04-04D) Detailed On-plot Landscape Proposals Sheets 1 - 11 (P24-2506_EN_002C_R11D)
		b)	<ul style="list-style-type: none"> Proposed Levels and Contours Sheet 1 (A389-R11-401 D) Proposed Levels and Contours Sheet 2 (A389-R11-402 C) Proposed Levels Layout (7371-MJA-SW-XX-DR-C-001 PL10)
		c)	<ul style="list-style-type: none"> Illustrative Landscape Sections (P24-2506_EN_010A) General Arrangement Sheet 1 (A389-R11-101 E) General Arrangement Sheet 2 (A389-R11-102 D) Longitudinal Sections Sheet 3 (A389-R11-123 B) Basin Sections Sheet 1 (A389-R11-151 C) Basin Sections Sheet 2 (A389-R11-152 C) Proposed Levels and Contours Sheet 1 (A389-R11-401 D) Proposed Levels and Contours Sheet 2 (A389-R11-402 C) Drainage Layout Sheet 1 (A389-R11-501 D) Drainage Layout Sheet 2 (A389-R11-502 C) Drainage Construction Details Sheet 1 (A389-R11-511 B) Drainage Construction Details Sheet 2 (A389-R11-512 B) Drainage Construction Details Sheet 3 (A389-R11-513 B)
		d)	<ul style="list-style-type: none"> Detailed POS Soft Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN_03-01E) Detailed POS Soft Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN_03-02E) Detailed POS Soft Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN_03-03E) Detailed POS Soft Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN_03-04E) Detailed On-plot Landscape Proposals Sheets 1 - 11 (P24-2506_EN_002C_R11D)

No.	Requirement	Information submitted to discharge Condition
	e)	<ul style="list-style-type: none"> Open Space Specification (P24-2506_05A)
	f)	Not applicable to Parcel R11.
	g)	Not applicable to Parcel R11.
	h)	<ul style="list-style-type: none"> Open Space Specification (P24-2506_05A) Materials Plan Sheet 1 (A389-R11-701 D) Materials Plan Sheet 2 (A389-R11-702 C) Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL7) Detailed POS Hard Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN-04-02D) Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN_04-03D) Detailed POS Hard Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN_04-04D)
	i)	<ul style="list-style-type: none"> Open Space Specification (P24-2506_05A) Detailed POS Hard Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN-04-01D) Street Furniture and Boundary Treatment (P24-2506_EN_13)
	j)	<ul style="list-style-type: none"> Tree Pit Details (P24-2506_EN_008)
	k)	<ul style="list-style-type: none"> Proposed Enclosures Layout (P1904.R11.07 Rev R) Detailed POS Hard Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN-04-01D)
	l)	<ul style="list-style-type: none"> Materials Plan Sheet 1 (A389-R11-701 D) Materials Plan Sheet 2 (A389-R11-702 C) Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL7)
	m)	<ul style="list-style-type: none"> Ecological Mitigation Strategy (July 2025) Biodiversity Net Gain Design Stage Assessment (July 2025 - Revision 2)
	n)	Not applicable to Parcel R11.

No.	Requirement	Information submitted to discharge Condition
	o)	Not applicable to Parcel R11.
	p)	Not applicable to Parcel R11.
	q)	Not applicable to Parcel R11.
	r)	Not applicable to Parcel R11.
	s)	<ul style="list-style-type: none"> Detailed POS Hard Landscaping Proposals (Sheet 1 of 4) (P24-2506_EN-04-01D) Detailed POS Hard Landscaping Proposals (Sheet 2 of 4) (P24-2506_EN-04-02D) Detailed POS Hard Landscaping Proposals (Sheet 3 of 4) (P24-2506_EN_04-03D) Detailed POS Hard Landscaping Proposals (Sheet 4 of 4) (P24-2506_EN_04-04D)
	ii)	<ul style="list-style-type: none"> Landscape Phasing Plan (P24-2506_EN_009A)
	iii)	<ul style="list-style-type: none"> Landscape and Ecological Management Plan (P25-2506_EN_006B)

The application was submitted through the Planning Portal (Reference: PP-14555689) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely

Daniel Sharp

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 Director
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