

Emy Circuit  
Development Management  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

**Bristol**  
3<sup>rd</sup> Floor  
Beacon Tower  
Colston Street  
Bristol BS1 4UX  
[nexusplanning.co.uk](https://nexusplanning.co.uk)

Our Ref: 40846

10 August 2026

Dear Emy

**PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: OUTLINE PLANNING CONDITIONS 9, 11, 14, 31 AND 32**

On behalf of my client, Vistry Thames Valley, I am writing in respect of two applications that were submitted for the approval of details reserved by conditions attached to outline planning permission 191068 in respect of Parcel R11.

**Context**

Kier Ventures Ltd and Miller Homes Ltd obtained hybrid planning permission for Phase 2b of the SDL on 19<sup>th</sup> 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 19<sup>th</sup> October 2024.

Reserved matters approval for 343 dwellings on Parcel R11 was subsequently granted on 23<sup>rd</sup> September 2025 (LPA Ref: 250678).

The following applications have since been submitted for the approval of details reserved by conditions attached to outline planning permission 191068 in respect of Parcel R11:

- Application 252279: Condition 9 (Materials) – Details approved on 10<sup>th</sup> December 2025
- Application 252620: Conditions 11 (Ground and Building Levels), 14 (Arboricultural Method Statement), 31 (Surface Water Drainage) and 32 (Drainage Connection Points) – Details approved on 10<sup>th</sup> December 2025 and 28<sup>th</sup> July 2026.

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Further to the approval of the above details there have since been the following amendments to the layout:

- **M4(2) Related Amendments:** The parking spaces for Plots 2129 and 2253 have been widened slightly to make them M4(2) compliant. These changes are being secured through a non-material amendment application (LPA Ref: 261798).
- **Parking Bay Amendments:** Some of the visitor parking bays have been adjusted / deleted to address issues raised during the highways technical approval process. These changes are being secured through a non-material amendment application (LPA Ref: 261798).

The purpose of this letter is to provide you with versions of the drawings and documents approved under applications 252279 and 252620 that have been updated to include the amended layout.

### Updated Drawings

The table below lists the updated information that is being provided.

| Title                                               | Reference                      | Comments                                  |
|-----------------------------------------------------|--------------------------------|-------------------------------------------|
| <b>Condition 9 (LPA Ref: 252279)</b>                |                                |                                           |
| Proposed Materials Layout                           | P1904.R11.02-Z                 | Supersedes P1904.R11.02-R                 |
| <b>Condition 11 (LPA Ref: 252620)</b>               |                                |                                           |
| Proposed Levels Layout                              | 7371-MJA-SW-XX-DR-C-001 PL12   | Supersedes 7371-MJA-SW-XX-DR-C-001 PL10   |
| Proposed Levels and Contours Sheet 1                | A389-R11-401 F                 | Supersedes A389-R11-401 D                 |
| Proposed Levels and Contours Sheet 2                | A389-R11-402 E                 | Supersedes A389-R11-402 C                 |
| Proposed Ridge Level Layout                         | P1904.R11.19-G                 | Supersedes P1904.R11.19-D                 |
| <b>Condition 14 (LPA Ref: 252620)</b>               |                                |                                           |
| Arboricultural Impact Assessment & Method Statement | Rev D 20.07.26 KIER24766aiaams | Supersedes Rev C 12.09.25 KIER24766aiaams |
| Tree Protection Plan                                | KIER24766-03D Rev D            | Supersedes KIER24766-03C Rev C            |
| <b>Condition 31 (LPA Ref: 252620)</b>               |                                |                                           |
| Surface Water Drainage Strategy                     | 7371-MJA-SW-XX-DR-C-002 PL8    | Supersedes 7371-MJA-SW-XX-DR-C-002 PL6    |

| Title                                 | Reference                   | Comments                               |
|---------------------------------------|-----------------------------|----------------------------------------|
| Surface Water Catchment Plan          | 7371-MJA-SW-XX-DR-C-003 PL7 | Supersedes 7371-MJA-SW-XX-DR-C-003 PL6 |
| Surface Water Exceedance Plan         | 7371-MJA-SW-XX-DR-C-004 PL7 | Supersedes 7371-MJA-SW-XX-DR-C-004 PL6 |
| General Arrangement Sheet 1           | A389-R11-101 G              | Supersedes A389-R11-101 E              |
| General Arrangement Sheet 2           | A389-R11-102 F              | Supersedes A389-R11-102 D              |
| Basin Sections Sheet 1                | A389-R11-151 E              | Supersedes A389-R11-151 B              |
| Basin Sections Sheet 2                | A389-R11-152 E              | Supersedes A389-R11-152 B              |
| Proposed Levels and Contours Sheet 1  | A389-R11-401 F              | Supersedes A389-R11-401 D              |
| Proposed Levels and Contours Sheet 2  | A389-R11-402 E              | Supersedes A389-R11-402 C              |
| Drainage Layout Sheet 1               | A389-R11-501 F              | Supersedes A389-R11-501 D              |
| Drainage Layout Sheet 2               | A389-R11-502 E              | Supersedes A389-R11-502 C              |
| Exceedance Plan                       | A389-R11-503 D              | Supersedes A389-R11-503 B              |
| <b>Condition 32 (LPA Ref: 252620)</b> |                             |                                        |
| Surface Water Drainage Strategy       | 7371-MJA-SW-XX-DR-C-002 PL8 | Supersedes 7371-MJA-SW-XX-DR-C-002 PL6 |
| Surface Water Catchment Plan          | 7371-MJA-SW-XX-DR-C-003 PL7 | Supersedes 7371-MJA-SW-XX-DR-C-003 PL6 |
| Surface Water Exceedance Plan         | 7371-MJA-SW-XX-DR-C-004 PL7 | Supersedes 7371-MJA-SW-XX-DR-C-004 PL6 |
| General Arrangement Sheet 1           | A389-R11-101 G              | Supersedes A389-R11-101 E              |
| General Arrangement Sheet 2           | A389-R11-102 F              | Supersedes A389-R11-102 D              |
| Basin Sections Sheet 1                | A389-R11-151 E              | Supersedes A389-R11-151 B              |
| Basin Sections Sheet 2                | A389-R11-152 E              | Supersedes A389-R11-152 B              |
| Proposed Levels and Contours Sheet 1  | A389-R11-401 F              | Supersedes A389-R11-401 D              |

| Title                                | Reference                   | Comments                               |
|--------------------------------------|-----------------------------|----------------------------------------|
| Proposed Levels and Contours Sheet 2 | A389-R11-402 E              | Supersedes A389-R11-402 C              |
| Drainage Layout Sheet 1              | A389-R11-501 F              | Supersedes A389-R11-501 D              |
| Drainage Layout Sheet 2              | A389-R11-502 E              | Supersedes A389-R11-502 C              |
| Exceedance Plan                      | A389-R11-503 D              | Supersedes A389-R11-503 B              |
| Foul Water Drainage Strategy         | 7371-MJA-SW-XX-DR-C-005 PL8 | Supersedes 7371-MJA-SW-XX-DR-C-005 PL6 |

I trust that enclosed information is acceptable and look forward to receiving confirmation in due course. However, please do not hesitate to contact me should you have any questions.

Yours sincerely



**Daniel Sharp**

Director

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