

Phase 2b Parcels R7 & R13 South Wokingham Strategic Development Location

Planning Statement

ON BEHALF OF MILLER HOMES

December 2025

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1. Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Miller Homes ('the Applicant') in support of a reserved matters application, submitted to Wokingham Borough Council ('the Council'), pursuant to hybrid planning permission ref. 191068 (dated 19th July 2024). This application relates to Parcels R7 and R13 ('the Site').
- 1.2 In July 2024 hybrid planning permission was granted by the Council at Phase 2b of the South Wokingham Strategic Development Location ('SWSDL') for:

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.

- 1.3 This application for reserved matters is submitted pursuant to Condition 1 of planning permission ref. 19068, which states:

1a) No phase of development approved in outline shall commence until details of the appearance, landscaping, layout and scale of development (hereinafter called "the reserved matters") for that phase have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

- 1.4 This application seeks approval of Reserved Matters Application (RMA) with the following description:

Reserved matters application pursuant to condition 1 attached to planning permission ref. 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

- 1.5 The submission of this RMA takes place in the context of various other permissions for the wider SWSDL site.

Environmental Impact Assessment

- 1.6 The hybrid planning application was supported by an Environmental Statement which confirmed that the proposed development would not give rise to significant environmental effects.

2. Background

Site Context

- 2.1 The SWSDL comprises an urban extension to the south of Wokingham, consisting of land south of London Road A329 and north of the London to Reading railway line and land extending between the Borough boundary with Bracknell Forest in the east, and Finchampstead Road in the west. The whole SWSDL is allocated for a total 2,500 dwellings, retail facilities, primary schools, and SANG space in the adopted Core Strategy (2010) (Policy CP21).
- 2.2 Miller Homes and Kier Ventures obtained hybrid planning permission for development within an area south of the London to Reading railway line for 1,434 dwellings, a two-form entry primary school, local centre, public open space and play facilities, and associated infrastructure. The remaining parts of the SWSDL comprise Phase 1, which has been built out to the north of the railway line (known as Montague Park); Phase 2a to the eastern side of Phase 2b (ref. 190914 – Kingacre Estates); and Phase 3 to the western side towards the Tesco superstore (ref. 192325 – Charles Church Developments Ltd).
- 2.3 Parcels R7 and R13 are located at the centre of the Phase 2b site and lie to the south of the South Wokingham Distributor Road ('SWDR').
- 2.4 The site is bordered by the western-bound arm of the SWDR to the North and the Heathlands Link Road to the east. Easthampstead Road and existing development border the south-western edge of the site outside of the hybrid permission area.
- 2.5 The site currently consists of agricultural fields with no built development within the site boundary. There are a number of trees and hedgerows within and on the periphery of the Site.

Planning History

- 2.6 This section summarises the relevant planning applications. A number of conditions which are relevant to the application proposals have been discharged. These are:

Prior to the first Reserved Matters

- Condition 4 – Design Code, Site Wide Masterplan and Landscape Design Statement (reference: 241971)
- Condition 10 – Site-wide Levels Strategy (reference: 241972)
- Condition 34 – Exceedance Flow Routing Strategy (reference: 241973)

Prior to or concurrent with the first Reserved Matters application

- Condition 8 – Public Art Strategy (reference: 242460)
- Condition 29 – SuDs Strategy (reference: 242459)
- Condition 45 – Pedestrian and Cycle Strategy (reference: 241974)

Pre-commencement

- Condition 48 – Public Transport Strategy (reference: 242461) 7yh

Parameter Plans

- 2.7 The hybrid planning application in respect of the areas under the Outline application was supported by a number of parameter plans:
- P18-0963_190 A Land Use Parameter Plan (Phase 2b)
 - P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
 - P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
 - P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)
- 2.8 The Land Use Parameter Plan illustrates the proposed distribution of land uses across the masterplan site. It demonstrates that the site comprises a residential-led mixed use scheme alongside larger areas of open space and Suitable Alternative Natural Greenspace (SANG). The Plan also illustrates the location of the primary school land and community facilities alongside indicative proposed attenuation features. The Site falls within an area identified as a residential development parcel alongside areas of open space and proposed attenuation basins. The location of the SWDR is shown indicatively to run along the Northern boundary of the site and the new Heathlands Link Road running along the eastern boundary of the site connecting to Easthampstead Road.
- 2.9 The Building Heights Parameter Plan sets the parameters for height across the development. Generally taller buildings are located to the north along the railway line boundary and along the Eastern Gateway stretch of the SWDR with lower buildings located within the centre of individual parcels and along the southern boundaries. The Site consists of a range of building heights with taller buildings up to 3 storeys to the north and shorter buildings between 2.5 and 2 storeys within the centre and southern parts of the site.
- 2.10 The Access and Movement Parameter Plan show the location of the primary access points into Parcel R7, existing public rights of way, and indicative alignment of the SWDR from the consented roundabout.
- 2.11 The Open Space Parameter Plan specifies the indicative locations of open space, the SANG, and attenuation basins throughout the development.

3. Pre-application Discussions

- 3.1 The Applicant has sought pre-application advice from the Council and its consultees prior to submission of this RMA. A Planning Performance Agreement was agreed with WBC officers for a programme of three pre-application meetings ahead of the submission of the application.
- 3.2 Meetings were held with officers on 18th September, 21st October, and 17th November 2025. These meetings included representatives from the councils planning department, landscape and open space, and highways. Written feedback was received from WBC following each meeting along with an agreed list of actions as to how to progress the scheme.
- 3.3 The Applicant has engaged with members of the community through a letter drop to the immediate residential and business addresses along Easthampstead Road. In total four household in-person residents meetings were held prior to the submission of this application. Residents were principally concerned with the impacts from the construction phase such as traffic and dust.
- 3.4 The Applicant also met with Councillors from Wokingham Without Parish Council, Wokingham Town Council.
- 3.5 The submitted Statement of Community Involvement (SCI) prepared by Marengo Communications sets out the feedback received from local stakeholders alongside the applicant's response to key issues raised through the engagement process. The consultation exercise, along with the engagement with officers at the Council has resulted in a number of amendments to the submitted scheme which are summarised in the SCI.

4. The Proposed Development

- 4.1 This reserved matters application seeks permission for:

Reserved matters application pursuant to condition 1 attached to planning permission ref. 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

- 4.2 This application proposes 215 dwellings, in a mix of private (140 dwellings) and affordable (75 dwellings (35%)). The scheme includes a range of house typologies and sizes, across a variety of tenure types. This includes the provision of family sized dwellings alongside smaller homes. The mix provides a balanced response to local housing needs. The submitted Affordable Housing Scheme addresses the provision of affordable housing in the context of the wider development.
- 4.3 The submitted Design Code Compliance Document prepared by Pegasus fully assesses how the scheme meets the requirements of the approved Design Code and should be read in conjunction with the submitted plans and technical reports.

Layout and Design

- 4.4 The proposed layout is influenced by the Site's context and location within the wider site context. The approved Land Use parameter plan confirms the location of the approved vehicular accesses into the Parcels. The road hierarchy seeks to conform with the general arrangement on the approved Site Wide Illustrative Masterplan, with the main vehicular streets running through the central of Parcel R13 connecting into Parcel R7 in the north-west. These main carriageways lead to quieter shared surfaces and private drives.
- 4.5 The principal open space will be located in the north of Parcel R13 in accordance with the Open Space Parameter Plan. The open space, which is defined as Parks and Gardens, will consist of drainage basins, a Local Equipped Area of Play (LEAP), and informal pedestrian footpaths. Open space is also proposed along the western side of Parcel R13; this is identified in the Phasing Plan as a planted buffer between the development Site and Wood's Farm to the west. The open space will include a quiet landscaped footpath connecting the north and southern parts of the Site.
- 4.6 The scheme seeks to retain the majority of the existing trees and hedgerows on the periphery of the Site with new tree planting and landscaping proposed throughout. The scheme also includes rain gardens. Higher density and taller buildings are located to the North of the site in accordance with the approved Building Heights Parameter Plan.
- 4.7 In terms of design, the dwellings will follow the approved Design Code which sets the design parameters for each character area. The Site falls within three-character areas: the Main Street (CA1) to the North of each parcel, the Neighbourhood Residential (CA3) area to the central of each parcel, and the Rural Edge (CA4) along the southern boundary of R13. The choice of materials is carefully chosen to ensure smooth transition where character areas meet, whilst also being distinctive enough to create interest in the street scene. Taller three-storey apartment buildings have been situated at key locations across the Site which will assist with wayfinding and placemaking. The dwellings will include a mix of typologies, house sizes, and tenures. Each dwelling will be provided with rear gardens which meet the separation distances set by the Wokingham Borough Design Guide (2012). Apartments where feasible will have a private balcony/terrace and/or access to communal amenity space.

Housing Quantum and Mix

- 4.8 The application proposes a total of 215 dwellings across a range of 1- and 2-bedroom apartments and 2, 3, and 4-bedroom dwellinghouses. Included in this figure are 75 affordable dwellings (35%). The overall housing mix for market and affordable housing is set out in the table below:

Table 1: Proposed Housing Mix

House Type	Private	Affordable Rent	Social Rent	Shared Ownership	Total
1-bedroom apartments	7	0	24	0	31
2-bedroom apartments	14	0	0	0	14
2-bedroom houses	20	3	18	12	53
3-bedroom houses	73	5	2	6	86
4-bedroom houses	26	1	0	4	31
Total	140	9	44	22	215

Access and Parking

- 4.9 The site will utilise the approved vehicular accesses connecting the Heathlands Link Road along the eastern boundary of the site, as well as via Easthampstead road directly in the north-west access corner of the site.
- 4.10 Pedestrian and cycle connections are designed to connect the site to adjacent parcels and the wider development.
- 4.11 Car parking has been provided to meet the Council's parking standards. The parking strategy includes a mix of on-plot, on-street, and parking courts commensurate with the relevant character area as described in the Design Code. A total of 363 parking spaces will be provided including 281 allocated parking spaces, 23 unallocated spaces, and 40 visitor spaces throughout the development. Some dwellings will also be provided with a garage as indicated on the plans, which are not counted towards the car parking allocation. Cycle storage is proposed in the form of secure communal stores for each apartment building or sheds for the dwellinghouses unless the plot has a larger garage with dimensions of 3mx8m.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(6) of the Act that the Development Plan includes ‘*the development plan documents (taken as a whole) which have been adopted or approved in relation to that area*’.

The Development Plan

- 5.2 The development plan for Wokingham Borough Council comprises:

- Core Strategy Development Plan Document (January 2010)
- Managing Development Delivery Local Plan (February 2014)

Core Strategy Development Plan Document

- Policy CP1 – Sustainable Development
- Policy CP2 – Inclusive Communities Housing
- Policy CP3 – General Principles for development
- Policy CP5 – Housing mix, density and affordability
- Policy CP7 – Biodiversity
- Policy CP9 – Scale and Location of Development Proposals
- Policy CP21 – South Wokingham Strategic Development Location

Managing Development Delivery Local Plan

- Policy CC01 – Presumption in Favour of Sustainable Development
- Policy CC03 – Green Infrastructure, Trees and Landscaping
- Policy CC04 – Sustainable Design and Construction
- Policy CC05 – Renewable Energy and Decentralised Energy Networks
- Policy CC06 – Noise
- Policy CC07 – Parking
- Policy CC09 – Development and Flood Risk
- Policy CC10 – Sustainable Drainage
- Policy TP05 – Housing Mix
- Policy TB07 – Internal Space Standards
- Policy TB21 – Landscape Character
- Policy TB24 – Designated Heritage Assets
- Policy TB23 – Biodiversity and Development

Other Material Considerations

National Planning Policy Framework

- 5.3 The National Planning Policy Framework (‘the Framework’) (updated in December 2024) sets the Government’s planning policies and how these are expected to be applied.
- 5.4 Paragraph 11 outlines a presumption in favour of sustainable development and for decision-making, this means:

“approving development proposals that accord with an up to date development plan without delay”.

5.5 The Framework identifies at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at Paragraph 8 that there are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective – to help build a strong, responsive, and competitive economy;
- A social objective – to support strong, vibrant, and healthy communities; and
- An environmental objective – to contribute to protecting and enhancing the natural, built, and historic environment.

National Planning Practice Guidance (PPG)

5.6 On 6th March 2014, the Government published the National Planning Practice Guidance (“PPG”). The PPG is a live document that is actively updated to ensure that it remains up-to-date. The PPG is divided into different topic areas, which provide advice and guidance to inform the understanding and approach to implementation of the NPPF.

Emerging Wokingham Local Plan

5.7 The Council are preparing a new Local Plan Update (LPU) which will replace the adopted development plan. The Council last consulted on the proposed submission version of the LPU between September and November 2024. The Site continues to be allocated at a Proposed Strategic Development Location under LPU Policy SS12.

Supplementary Planning Guidance

5.8 The Council has adopted a series of Supplementary Planning Documents (“SPDs”). Of relevance to the Proposed Development are the following:

- South Wokingham Strategic Development Location SPD (October 2011)
- Sustainable Design and Construction SPD (May 2020)
- Borough Design Guide SPD (June 2012) and Play Space Design Guide Technical Note
- Affordable Housing SPD (July 2013)

6. Planning Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the Development Plan, when taken as a whole, unless other material considerations indicate otherwise.
- 6.2 This section identifies the key issues that are material to the planning balance required in respect of this scheme and presents the case in favour of granting planning permission.

Principle of Development

- 6.3 Policy CP17 and CC02 of the development plan identifies the SWSDL as a strategic site to deliver housing for Wokingham. Policy CP21, alongside the SWSDL Supplementary Planning Document (2011), provides the planning policy framework for the redevelopment of the Site. In accordance with this policy, hybrid planning permission was granted in July 2024 for the comprehensive development of Phase 2b for up to 1,434 dwellings, a two-form primary school, local centre, open and play space, and SANG.
- 6.4 The Hybrid permission was subject to a number of planning conditions. In particular, Condition 3 required the approval of a Phasing Plan for Phase 2b which has been approved under application 250399. In accordance with the this plan, Phases R7 and R13 are proposed for residential uses only. Together the parcels will deliver 215 dwellings including 35% affordable housing. The submission of this RMA for redevelopment of these parcels contributes positively to the continuous delivery of the hybrid planning permission and the objectives of Policies CP17 and CC02 of the development plan.
- 6.5 Similarly, the proposals contained within this application support the aims and objectives of the Framework, by facilitating the delivery of sustainable development in the Borough that will make an important contribution towards the supply of homes in the Borough. As such, subject to consideration against the other policies in the development plan, the proposals should be considered favourably in line with paragraph 11 of the Framework, which requires such applications to be determined “*without delay*”.

Housing Mix and Quality of Accommodation

Housing Mix, Tenure, and Size

- 6.6 Policies TP05 and CP5 seek to ensure that a range of housing types and tenures are delivered over the plan period to reflect local demands. The approved Phasing Plan sets an indicative market and affordable housing mix to inform the phasing strategy and demonstrate how the quantum of development could be distributed across the Site.
- 6.7 This application delivers a total of 215 new homes: 140 market and 75 affordable. Table 1 sets out the proposed market and affordable housing mix.
- 6.8 The proposed housing mix seeks to provide a variety of housing sizes and types including apartments, detached, semi-detached, and terraced homes in accordance with the S106 and Phasing Plan. The proposals include a range of smaller sized properties ideal for first-time buyers and young families with larger homes which include study rooms reflecting the changes in home working practises. The range of dwellinghouses include a mix of 2 and 2.5 storey homes which provide a variety of housing options for the Borough as well as encouraging good design practises to aid legibility creating a mixed and well-designed development.

- 6.9 The application is submitted with an Affordable Housing Scheme as required by the S106. This considers the mix, tenure, and design of the affordable housing in more detail. The mix for affordable housing is set by the S106. All affordable dwellings will be designed to ensure that they are integrated with the private market homes, such that they are indistinguishable.

Quality of Accommodation

- 6.10 Policy TB07 and the adopted Borough Design Guide provide criteria by which the design quality of new development will be assessed.
- 6.11 In accordance with Condition 27 all dwellings will comply with Nationally Described Space Standard which is confirmed on the submitted floorplans for each housetype and apartment.
- 6.12 All of the dwellings will have private amenity space by way of enclosed rear gardens. All but eleven gardens will meet the minimum garden lengthen of 11metres as set out in the WBC Residential Design Guide (replicated in the Design Code) to prevent overlooking between plots. These gardens predominately consist of plots on corners or junctions within the Site and therefore have obtuse garden shapes. It is therefore considered that appropriate garden space is provided for the houses.
- 6.13 The apartments will be provided a private balcony or terrace which meet the size requirements in the Design Code, ensuring they provide adequate space for a table and chairs. Balconies are situated on public facing elevations where possible to contribute towards active surveillance of streets and open spaces. Residents will also have access to high-quality open space within the wider development.
- 6.14 In accordance with Condition 3 and Policy CP2, 5% of the affordable dwellings will be designed to meet M4(2) standards (accessible and adaptable). Four affordable houses have been designed to meet the M4(2) standards alongside seven market houses.

Layout and Design

- 6.15 The layout for Parcels R7 and R13 has been influenced by the Site constraints, and the approved access arrangements from the roads. Through pre-application discussions with the Council, the layout supports a strong principal block structure. The layout of the Site follows the Site-wide Illustrative Masterplan by way of the street formation and road connections between the two development parcels. In accordance with the approved Land Use and Open Space parameter plans, the principle open space is located to the north of Parcel R13, which will include drainage basins, pedestrian walkways, and a Local Equipped Area of Play (LEAP).
- 6.16 The vehicular accesses into the Parcel R13 will be provided from the Heathlands Link Road. The vehicular access into Parcel R7 will be provided from Easthampstead Road. Both accesses have been consented under the wider SWDR application works.
- 6.17 As set out within the Design Code, the layout seeks to meet the indicative Pedestrian and Cycle Movement Plan which identifies the main roads through the site as 'Tertiary Streets' measuring up to 5.5m in width with a 2m footway. The main carriageways lead to a collection of shared surfaces measuring between 5m and 4.1m which have been designed to allow slow speeds for pedestrians and cyclists to use the carriageway. These shared surfaces then end in short sections of private drives. During the pre-application discussions, the Council raised concerns that the longer stretches of the main roads may encourage higher speed vehicular movements. As such part of the east-west road has been downgraded to a shared surface which will include a change in road materials, build-outs, and on-street visitor spaces.

- 6.18 The layout provides a range of interconnected pedestrian routes, which aside from pavements and footpaths within the built-development area, include a number of footpaths through the open space to the west of Parcel R13 and into the open space to the north. These will provide residents a range of movement opportunities connecting into the wider development site such as the SANG, the primary school, and local centre (once delivered).
- 6.19 A number of key buildings are identified within the application Site. Two locations for secondary key buildings are identified. Secondary key buildings are located to partially terminate key sight lines in prominent locations along the SWDR and in front of areas of open space. In terms of design, these buildings should be identifiable whilst conforming with the character area matrix in the Design Code. Likewise, two locations for tertiary key buildings are identified within the Site, which should seek to aid localised place-making, responding sensitively to its location within the development.
- 6.20 In accordance with the Building Heights Plan in the Design Code, the dwellings facing north towards the SWDR will range from 2-3 storeys in height to create a strong coherent form of development. These dwellings fall into the 'Main Street' character area as set out in the Design Code which supports high-density modern design. The town-house style dwellings will be finished in a contemporary style, with strong gables, and balanced elevations. The dwellings have been designed to appear as linked with the use of car ports. A location of a secondary key building is indicatively identified in the Design Code on the eastern edge of Parcel R7. Plot 4104 has been designed to front onto the open space looking east. The dwelling will be three-storey which will be easily identifiable for those travelling through the open space heading west. The dwelling falls into the 'Main Street' character area and as such will have a contemporary elevational design through the use of linear brick banding in a solid red hue brick between the windows and wrapping around the front and side elevations.
- 6.21 On Parcel R7, a three-storey apartment building (Block 3) will be located at the western end of the parcel with the new access onto Easthampstead Road. The location is identified as a tertiary key building in the Design Code and as such is designed to provide active frontages along the curve of the road. Perpendicular to the new road will be two short private drives providing small cul-de-sacs. This area falls within the 'Neighbourhood Residential' character area which acts as a transition between the urban and rural character area. To the south of Parcel R7 are the grounds for the Wood's Farm estate which has a rural traditional context. As such these dwellings will consist of semi-detached and terraced dwelling which will be limited to two-storeys in height.
- 6.22 Within Parcel R13, a three-storey apartment building (Block 2) will be situated at the road junction into Parcel R7. The building will have active frontages facing north and west towards the open spaces with an enclosed parking court to the rear. In the north-eastern corner of Parcel R13, fronting onto the SWDR, will be a 3-storey apartment building. This building is identified as a secondary key building and as such special attention has been given to its position in this prominent corner of the wider Site. Following pre-application feedback from officers, the ground floor units will have individual front doors to give the impression of a row of dwellings at ground level. Balconies and larger windows are used on the main elevations to add visual interest and surveillance to the public realm. These apartments, along with the dwellings fronting north towards the SWDR, are located within the 'Main Street' character area and as such will be completed in a contemporary design. The apartment buildings will utilise strong gables, linear brick detailing in a solid red hue brick, and white render as described in the Design Code.
- 6.23 The 'Main Street' character area also includes the dwellings fronting onto the Heathlands Link Road along the eastern boundary. This character area is proposed to transition into the 'Rural Edge' opposite the vehicular access for Parcel R13 however, following detailed pre-application discussions it has been agreed to extend this character area further south to the eastern side of the new R13 access. This is considered to be a minor but beneficial change to the transition between the character areas along the Heathlands Link Road. This change in the character area also allows

for taller units to be used further south to the new access point. This will result in a conflict with the approved Building Heights Parameter Plan however, this can be remedied by an amendment to the parameter plan at a later date.

- 6.24 The central area of Parcel R13 falls into 'Neighbourhood Residential' character area which supports medium density. A range of dwelling types and styles will be found throughout the character area, including terraces of up to three-dwellings, semi-detached, and detached dwellings. The majority of dwellings will be two-storeys with three-storey dwellings situated at the end of internal roads to assist with way finding. The dwellings in this character area will be completed in a mix of solid red hue and red-multi brick or white render in accordance with the Design Code.
- 6.25 The southern edge of Parcel R13 falls within the 'Rural Edge' as this part of the Site transitions from the higher-medium density areas to the traditional properties along Easthampstead Road. The dwellings consist of semi-detached and detached two-storey dwellings completed in a traditional aesthetic. The material palette here consists of red multi-brick, cream render or tile hanging. Chimneys have been added to feature plots. The southern corner of the development Site is identified as a location for Tertiary Key building. Plots 3019 and 3020 will consist of two detached dwellings which feature prominent design features including bay windows and chimneys, with complementary external facades which add interest to this key location at the road junction.
- 6.26 Boundary treatments are proposed in accordance with the Design Code. Internal garden separation will consist of close boarded fence or larch lap fencing. Where gardens adjoining a public footpath/road, a 1.8m brick screen wall will be used. For the entrances into the apartment courtyards, brick piers are proposed to help distinguish between public and private spaces. The WBC Crime Prevention Officer has previously suggested the use of electronic gates at the entrance to the courtyards. The Applicant is reluctant to install gates at these locations as it is unlikely that the affordable housing provider will accept the requirement for additional maintenance. Knee High Rails are proposed at the boundary with open space. High ball top railings are proposed at the front of apartment buildings to provide separation between public and private land.
- 6.27 Following a series of pre-application discussions, care has been taken to ensure that the layout and design of the development creates a strong identity for these parcels. As such the proposed layout and design of the buildings meet the objectives of the approved parameter plans, the Borough Design Guide and Policies CP1 and CP3.

Access and Highways

- 6.28 Core Strategy Policy CP6 requires developments to provide for a variety of sustainable transport choices alongside appropriate levels of vehicular parking. Proposals should not cause issues or lead to traffic related problems. Policy CC07 likewise requires developments to provide parking provision in accordance with the standards in the Managing Development Delivery Plan (MDDP).
- 6.29 The Design Code sets out the principles for Pedestrian and Cycle Movement. The accompanying 'Street Hierarchy Plan' in the Design Code illustrates options for vehicular, pedestrian, and cycle movement through the parcels, including how a series of tertiary streets, shared surfaces, and private drives could be delivered alongside surfaces informal footpaths through the open space.
- 6.30 The Site utilises the approved vehicular access from the Heathlands Link Road into Parcel R13 and the approved access into R7 from Easthampstead Road. Within the Site, the road hierarchy seeks to conform with the general arrangement on the approved Site Wide Illustrative Masterplan. These main carriageways lead to quieter shared surfaces and private drives alongside a series of footpaths designed to provide quieter alternative routes for pedestrians and cyclists away from the main carriageway, which connect into the wider network. Traffic calming measures have been considered in line with the approved Design Code and the pre-application discussions. The

layout utilises a series of tighter corner radii, on-street visitor parking, and build-outs to provide a range of traffic calming measures.

- 6.31 The scheme seeks to meet the Car Parking Standards in the MDDP as well as the parking strategy principles in the Design Code. The Council's parking accumulation table has been submitted with the application which confirms 363 allocated parking spaces either as tandem spaces or in front of the dwelling it serves. Each apartment building includes an enclosed dedicated private parking court. A chauffeur unit is proposed at the car park entrance for apartment building 3. 23 unallocated spaces are provided across the development designed for use by residents alongside a total of 40 visitor spaces evenly distributed throughout the Site. A number of plots include a garage which is provided in addition to its parking allowance. The Council's parking table is appended to the Transport Technical Note.
- 6.32 All houses will be provided with an Electric Vehicle Charger either wall mounted or as a pedestal in accordance with Condition 62.
- 6.33 Cycle storage is proposed in the form of secure communal stores for each apartment building or sheds for the dwellinghouses. Visitor cycle stands are located by the entrance to the apartment buildings and the LEAP. The scheme includes a total of 421 cycle spaces/stands.
- 6.34 The Transport Statement which accompanies the application demonstrates how the scheme has been designed with appropriate visibility splays and vehicle tracking e.g. for fire and refuse vehicles.
- 6.35 All dwellings will incorporate suitable internal and external storage for refuse and recyclable materials in accordance with Condition 7.

Landscaping, Trees, and Biodiversity Mitigation

- 6.36 Policy TB21 requires proposals to retain or enhance the condition, character, and features that contribute to the landscape setting. The Design Code sets a landscape framework for new development within Phase 2b.
- 6.37 The landscape principles for the proposal are anchored in a strategy of embedding built form elements within a green, landscape setting. The layout respects the approved Open Space parameter plan and Green Infrastructure plan which sets the areas of open space within the parcels. A Site-Wide Landscape design statement has been approved by WBC. The statement sets out a range of open space character areas which will be delivered across Phase 2b.
- 6.38 In particular to this development, the open space along the north of R7 (NGS5) is identified as 'natural and semi-natural green space'. This area consists of the Emm Brook channel the design of which has been approved in connection with the SWDR delivery and will be landscaped accordingly. In parcel R13, two distinct areas of open space will be provided. NGS6iii runs along the western boundary of the parcel. This open space will be delivered earlier in the build-period to provide mitigation for the listed buildings at Woods Farm. This open space consists of pedestrian/cycle footpaths, drainage swales, new tree and hedgerow planting.
- 6.39 To the north of Parcel R13 is open space area PAG1 which includes a LEAP (Central Parkland West). PAG1 is identified as a Parks and Gardens typology in the Landscape Design Statement. These typologies are the most formal of spaces which sit at the heart of the development. The proposed drainage basin has been designed to be integrated into the landscaping with relaxed gradients and steps down. The basin is designed to not be permanently wet and is designed with formal grass tied steps, and informal timber steps into the basin. The basin will have 1:3 maximum slopes so will be fully accessible. The drainage basin will have a high visual amenity value in this prominent location. The submitted

Landscape General Arrangement plan demonstrates a sufficient area for the LEAP which maximises its surroundings and settings. The exact materials and furniture will be agreed via a separate condition discharge.

- 6.40 The submission is accompanied by an Open Space Typology Plan which illustrates how the open space typologies for the parcels has been achieved. The Plan demonstrates that the scheme exceeds the provision of Parks and Gardens and Natural Green Space areas compared to the outline planning permission.
- 6.41 The development needs to deliver a pumping station which will be located within the PAG1 open space. An indicative location was identified on the Site Wide Illustrative Masterplan as well as the site-wide design documents. The final location of the pumping station follows extensive discussions during the pre-application as officers queried how the station will interact with the open spaces categorisation as Parks and Gardens. The station has been moved further north whilst still maintaining significant planting areas around its boundaries for hedgerow and tree planting. The pumping station will be almost entirely below ground, with only the fencing and kiosk visible from the public realm. The pumping station is excluded from the calculations for open space.
- 6.42 Within the development parcels, street trees have been placed along the main streets and at the corners of junctions. Where rows of parking are provided to the front of dwellings, trees are used to divide the parking. Within the apartment parking courts, spaces are divided with appropriate trees. As part of the drainage strategy, rain gardens are used as a form of bio-retention throughout the scheme. Front gardens and boundaries between apartments will be enclosed with hedges to demarcate private boundaries. Detailed planting layouts will be submitted as part of a future discharge of condition application.
- 6.43 The application is supported by an Arboricultural Impact Assessment and Method Statement in accordance with Conditions 12 and 14. The existing trees are located principally around the periphery of the Site; several of which are covered by a Tree Preservation Order no. 1341/2010. All the A and B category trees are to be retained and protected throughout the development. One category U tree will be removed to facilitate the LEAP. One hedgerow will be removed entirely, this is designated as category C.
- 6.44 Whilst the landscape proposals will be approved by a separate application to discharge conditions, it is clear that the landscape proposals have positively influenced the layout of the Site. The proposals demonstrate adherence to the principles set out in the Borough Design Guide and Policy TB21 by contributing to the character of the street environment.
- 6.45 In accordance with Condition 20, the application is supported by a Ecological Appraisal of the site. Updated walkover surveys were undertaken in December 2025. The report confirms that the habitats on Site are currently as described in the outline ecological baseline. The habitats immediately adjacent to the Site have been cleared this year as part of the SWDR road works. The report also includes the details of the type and location of bat and bird boxes. Every house will have an integrated swift box with select houses also including a bat box. The apartment buildings will include both swift and bat boxes.

Heritage and Archaeology

- 6.46 Policy TP24 supports the conservation and enhancement of designated heritage assets and their setting.
- 6.47 The application is accompanied by a Heritage Technical Note which addresses the historic work undertaken across the development, with a focus on the parcel. The archaeological investigations conducted to-date have established that the Site and the wider development contain a range of features and artefacts spanning multiple periods. The Applicant is seeking to discharge hybrid Condition 25 with a new Written Scheme of Investigation for the parcel.

6.48 The submitted report also assesses the impact of the development on the nearby listed buildings, the nearest of which are Lock's Barn (Grade II) and Lock's House (Grade II*) located south of Waterloo Road. The buildings will be visible from the south of the Site, however, to help mitigate the impact on the setting of these buildings, the built form is set back from Waterloo Road with a strong tree planting buffer between the new dwellings and the listed buildings. The assessment concludes that the impact and residual effects to the listed buildings will be minor. Mitigation measures are embedded within the design of the development by a deep landscape buffer and set-back from the southern boundary.

Noise

6.49 Policy CC06 of the MDDP requires proposals to address noise impacts to protect noise sensitive receptors. Proposals should seek to mitigate any identified adverse effects.

6.50 The submitted Noise Impact Assessment notes that the highest noise levels will be generated by the SWDR to the north and the Heathlands Road to the west. The assessment identifies that the highest predicated façade noise levels are on the north-west elevation of Plots 4086 and 4087-4088 which will require enhanced glazing. The remaining areas of the Site has below a façade noise level of 60dB therefore standard thermal glazing can be utilised to achieve the internal noise targets. In line with discussions on previous parcels, all apartments are provided with an external balcony some of which will face towards the SWDR and Heathlands Road. Whilst this may result in external areas which will experience higher noise levels, this has been considered acceptable by officers on other parcels.

6.51 With the design and mitigation measures identified, external and internal sound levels would meet the guidance criteria and as such the development of the Site would comply with Policy CC03 of the MDD.

Drainage

6.52 In accordance with Conditions 30, 32, 33 and 34(ii) of the hybrid consent, the application is submitted with a Drainage Technical Note which addresses details of the Sustainable urban Drainage Systems (SuDS), surface water drainage works, water quality treatment, and detailed exceedance flow routing plan.

6.53 As part of the drainage strategy, it is proposed to provide a series of Sustainable urban Drainage features to collect and attenuate the surface water runoff. The conventional drainage system will work in combination with SuDs such as rain gardens, tree pits, permeable paving, attenuation creates, swales, and a detention basin to provide storage and high-quality water benefits. The drainage strategy includes draining to the existing basins within the Site for Parcel R7. The proposals therefore accord with Conditions 30 and 33.

6.54 No connections to third party land are proposed. The proposals accord with Condition 32.

6.55 Furthermore, the Strategy includes an exceedance flood routing plan as required by Condition 34(ii).

External Lighting

6.56 In accordance with the Overarching Lighting Strategy a Lighting Lux Plan (ref. A389-R7&R13-RM-121 A) demonstrates the location of lighting columns in adopted and private area across the Site. The Plan has been reviewed by the applicant's ecology consultant ensure that there would be no negative impacts on wildlife.

Energy and Sustainability

6.57 In accordance with Condition 65, an Energy Strategy is submitted which details how the development will achieve a 10% reduction in carbon emissions beyond Part L as well as how the scheme meets water consumption targets.

- 6.58 The Strategy proposes the use of Air Source Heat Pumps for the dwellings for hot water and heating. Each apartment will be equipped with an Air Source Heat Pump cylinder for hot water and panel heaters for heating. This strategy results in a 65.32% reduction in carbon emissions beyond Part L.
- 6.59 The Strategy also confirms that the dwellings will be fitted with water consumption rate of 100 litres per person per day. This is achieved by the installation of water saving fixtures in bathrooms and kitchens.
- 6.60 The application is also supported by a Site Waste Management Plan in accordance with Condition 66.

Planning Assessment

- 6.61 Paragraph 10 sets out the presumption in favour of sustainable development at the heart of the NPPF which, at paragraph 11c), is defined for decision-making as: *“approving development proposals that accord with an up-to-date development plan without delay”*. Paragraph 38 requires LPAs to *“...approach decisions on proposed development in a positive and creative way”* and *“...seek to approve applications for sustainable development where possible”*.
- 6.62 The proposals will positively contribute to the delivery of SWSDL by delivering 215 dwellings including 75 affordable homes. The dwellings are provided in a range of sizes and tenure to suit market requirements for new homes in the Borough in accordance with Policies CP17, CP21, and CC02.
- 6.63 The design, layout, and scale reflect the principles secured under the hybrid planning permission and the approved Design Code. Overall, the proposals will contribute towards the supply of sustainable modern dwellings for the Borough.

Compliance with the Hybrid Decision Notice

- 6.64 This application also seeks to comply with a number of conditions relating to the Hybrid decision notice. These are:

Condition Number	Wording	Response
6	Reserved matters shall demonstrate how the layout of the site and design of buildings conforms to the principles of Secure by Design and the British Parking Association’s Safer Parking Scheme.	The Design Code confirms how the application conforms to the principles of Secure by Design.
7	Each reserved matters shall incorporate suitable internal and external storage for refuse and recyclable materials as appropriate to the development, including at least three bottle banks within the neighbourhood centre (or alternative provision in accordance with the council’s requirements at the time). The storage should be both functional and well-integrated in the development.	The application proposes communal refuse storage for the apartments in dedicated secure bin storage rooms integral with the apartment it serves. For dwellinghouses refuse storage will be in rear gardens. The application is supported by a Refuse Plan which also shows drag distances for operatives and residents.
12	Each application for approval of reserved matters shall be accompanied by an updated Arboricultural Impact Assessment to inform the	The application is supported by a site-specific Arboricultural Impact Assessment and Method Statement which has informed the proposed

	design of the phase and the landscaping and tree protection details to comply with conditions 14 & 15.	layout. The proposals include the loss of 1 tree and hedgerows to facilitate the layout. The proposals include extensive tree and hedgerow planting.
20	The reserved matters for each phase shall include details of the type and location of bat and bird boxes in accordance with strategy established by the Environmental Statement and provision shall be made in accordance with the approved details.	A Bird and Bat box has been submitted with the application. The Plan demonstrates the location of swift and bat boxes for each plot including the apartment buildings.
24(ii)	ii) The reserved matters for each phase of the development shall include detailed lighting scheme in accordance with the Overarching External Lighting Strategy.	The application is submitted with a Lighting Lux Plan (ref. A389-R7&R13-RM-121 A Lighting Lux Plans) which details the location for lighting columns and bollards.
27	Each dwelling shall be compliant with the DCLG Technical Housing Standards – Nationally Described Space Standard (March 2015) or any subsequent internal space standards for dwellings that superseded them.	All dwellings meet the Nationally Described Space Standards as set out on the submitted floorplans.
30	Reserved matters for each phase shall include details of SuDS to serve that phase, based on the approved SuDS Strategy. 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 and retained thereafter.	The application is supported by a Drainage Statement which confirms how the proposals meet the requirements for Condition 30.
33	Reserved matters for each phase of the development shall include measures for effective water quality treatment (using the methodology set out in the SuDS Strategy and Section 26.7 of the CIRIA SuDS Manual (C753) or any guidance that supersedes it) including phasing and measures shall be provided in accordance with the approved details.	The application is submitted with a Drainage Statement which demonstrates the measures for effective water quality treatment impacted by the proposed development.
34(ii)	Reserved matters shall be accompanied by a detailed exceedance flow routing plan consistent with the approved Strategy.	Plan A389-R7&R13-RM-507 in the Drainage Statement shows the flow routing plan consistent with the approved Exceedance Flow Routing.
40	The reserved matters for any phase of the development which includes noise sensitive premises shall be accompanied by a Noise Mitigation Plan demonstrating how appropriate internal and external noise levels will be achieved. The scheme shall be implemented in full before any noise sensitive premises are occupied and the mitigation measures will be maintained for the duration of the development	The application is submitted with a Noise Impact Assessment which confirms that the development will meet internal and external noise levels.

53	Each reserved matters shall include access details, including visibility splays (for footpaths, cycle paths, private drives and access roads as relevant) and tracking of motor vehicles. Development shall not be occupied or brought into use until access to it has been provided in accordance with the approved plans	The submitted Transport Statement assesses the visibility splays and tracking for various vehicles at all junctions within the Site.
55	Each reserved matters shall include details of car and motorcycle parking in accordance with the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, Design brief pursuant to condition 5 where relevant and the council's policies at the time.	The application meets the Council's car and cycle parking standards. The Council's excel calculator has been submitted with the application to demonstrate compliance. The scheme will include allocated, unallocated, and visitor parking spaces as well as secure and visitor cycle storage.
58	Reserved matters shall include details of cycle parking in accordance with the principles established by the Design and Access Statement (South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement P19-1075_1D December 2020), the Design Code pursuant to condition 4 and the council's policies at the time. No building shall be occupied, and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained for its intended purpose thereafter	
62	Reserved matters for each phase shall be accompanied by an Electric Vehicle Charging Strategy for the phase, including details of on-site infrastructure, the method of charging, the location and installation of charging points and future proofing of the site.	The application is supported by an Electric Vehicle Charging Strategy and an EV Plan which shows the location of all EV chargers. Each property will be provided with a charger.
65 (i and ii)	The reserved matters for each phase of the development shall be accompanied by: i) An Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination of the outline planning permission). ii) Details of how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and statutory requirements for non-residential development of more than 100m2 will be met or exceeded.	The application is submitted with an Energy Strategy which sets out that the Phase will achieve 65.32% reduction in carbon emissions through the use of air source heat pumps for all dwellinghouses and apartment buildings. The report also confirms that the dwellings will meet water consumption targets of 105 litres or less per person per day.
66	Reserved matters for each phase shall be accompanied by a Site Waste Management Plan and development shall be carried out in accordance with the approved details	The application is submitted with a Site Waste Management Plan.

6.65 The application seeks to discharge a number of obligations in the S106. These are:

S106 Schedule	Requirement	Response
Schedule 1, Part 4	As part of the submission of Reserved Matters applications for any Development Zone which includes Affordable Housing Dwellings submit in writing to the Council the Affordable Housing Scheme for that Development Zone for its approval (such approval not to be unreasonably withheld or unreasonably delayed).	The application is submitted with an Affordable Housing Scheme which confirms the split, mix, and tenure of the affordable housing for Phases R7 and R13.
Schedule 5, Part 1	Prior to or concurrently with the submission of Reserved Matters applications for each Development Zone which includes Dwellings to submit in writing to the Council for its written approval (such approval not to be unreasonably withheld or delayed) a Detailed Specification in respect of the Amenity Space, Civic Space, Natural and Semi-Natural Green Space and Parks and Gardens (as applicable) for the related Development Zone.	The application is submitted with an Open Space Specification which sets out how the open and amenity spaces will be provided.
Schedule 11, Part 1	On or prior to Reserved Matters Approval for each Development Zone to submit in writing to the Council details of construction costs for the relevant Development Zone and written confirmation of whether the Owners wish to elect to pay the Employment Skills Contribution or discharge the requirements of the Employment Skills Plan for the relevant Development Zone [...] submit to the Council an Employment Skills Plan for the relevant Development Zone to be approved in writing by the Council such approval not to be unreasonably withheld or unreasonably delayed shall not apply save in default of performance and full discharge of the obligations in paragraph 2 of this Schedule.	The applicant has opted to prepare an Employment Skills Plan in accordance with Schedule 11 rather than a financial contribution. The submitted ESP seeks to meet the requirements in the S106.

7. Conclusions

- 7.1 This Planning Statement has been prepared on behalf of Miller Homes in support of an application for reserved matters pursuant to hybrid planning permission 191068. This application relates to Parcels R7 and R13 for 215 dwellings.
- 7.2 This application for reserved matters is submitted pursuant to Condition 1 which requires RMAs to be submitted for details of layout, scale, appearance and landscaping. The description of development is:

Reserved matters application pursuant to condition 1 attached to 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

- 7.3 The proposals provide for the first phase of development of an allocated stie, which benefits from hybrid planning consent, and would contribute towards the delivery of new homes in the Borough, in a high quality and sympathetic form of design. This planning statement has assessed that the scheme would accord with a number of policies of the Development Plan as well as with the relevant Supplementary Planning Documents, the National Planning Policy Framework. The application also complies with a number of planning conditions, including the Design Code, Masterplan and Landscape Design Statement, and the S106 obligations.
- 7.4 Therefore, in accordance with Paragraph 11 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, we request that reserved matters approval be granted without delay.

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