



Statement of Community Involvement

Miller Homes

Land parcels R7 and R13 of the South Wokingham Strategic Development

December 2025

1. Introduction

- 1.1 Miller Homes (the Applicant) appointed Marengo Communications, an independent specialist public consultation company, to undertake the pre-application community and stakeholder engagement on their Reserved Matters proposal for the next two development parcels (R7 and R13), which are located centrally within Phase 2b, south of the South Wokingham Distributor Road ('SWDR'). Parcels R7 and R13 are located to the north and east of Woods Farm respectively. Easthampstead Road runs along the western boundary of the site.
- 1.2 Planning consent was granted by Wokingham Borough Council in July 2024 for the hybrid planning application, ref. 191068. This hybrid planning application (part outline/part detailed) comprises 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 homes, a two-form entry primary school, local centre (including community building), 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.
- 1.3 The Applicant's pre-application engagement summarised in this report relates to the proposals being brought forward in relation to the Reserved Matters application pursuant to condition 1 attached to planning application 191068. The Reserved Matters Application will include 215 homes, public open space, and children's play facilities and will detail the proposed layout and design of the homes for the Council to approve.
- 1.4 This document provides a record of the pre-application community and stakeholder engagement carried out on the proposals for the site between October and December 2025. It demonstrates the pre-application engagement carried out by members of the Project Team, involving Miller Homes (the Applicant), Nexus Planning (Planning), AAP (Architect) and Marengo Communications (Community Consultation); this engagement included meetings with local residents and community stakeholders, including Town and Parish councillors.

2. Policy Framework

- 2.1 This report details the public consultation the Applicant has undertaken, which has been carried out in accordance with national and regional policies and in line with guidance contained within Wokingham Borough Council's Statement of Community Involvement (SCI) (March 2024).
- 2.2 The National Planning Policy Framework (NPPF), updated in December 2024, encourages positive community engagement between all parties involved and affected by development proposals. Specifically, paragraph 40 of the NPPF states that: *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."* Paragraph 137 also states that *"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that*

cannot.” This report has been written in accordance with national and local planning policy regarding community engagement and involvement.

- 2.3 The Localism Act received Royal Assent in November 2011 and makes pre-application consultation a statutory obligation. It also requires developers to bring their proposals to the attention of nearby residents and businesses.

- 2.4 Wokingham Borough Council’s SCI (March 2024) states:

“2.6 We look for our commitment to engagement to be matched by landowners and developers who are considering bringing forward proposals.

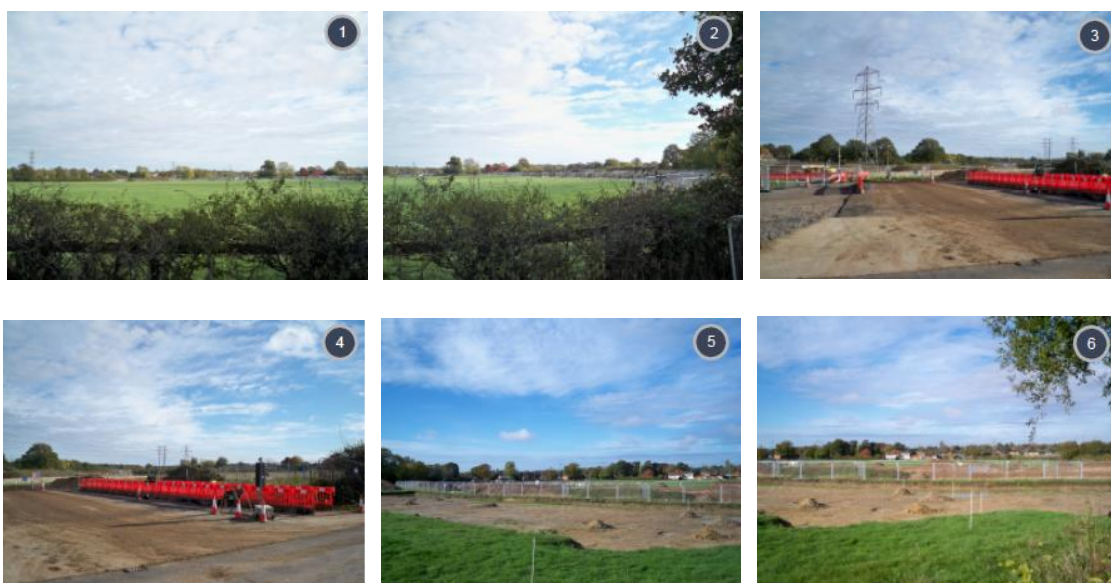
2.7 Landowners and developers should engage early so that the views of residents and other stakeholders can be taken into account when deciding whether to proceed with a proposal, and if that is the decision, in the detail of the proposal itself. The purpose of the engagement should be made clear and highlight that this is prior to any planning application being submitted to the council.”

3. The Site

- 3.1 Parcels R7 & R13, Phase 2b of the South Wokingham Strategic Development Location consists of grazed pasture contained within two separate fields, bounded to the north by the new South Wokingham Distributor Road (currently under construction), to the west by Easthampstead Road and surrounding properties, and the east of R13 by a proposed link road from the S.W.D.R. to Easthampstead Road.



Site redline plan and views



Summary of the proposed development

- 3.2 The Applicant's vision in bringing forward the next two new Parcels R7 & R13 is to create a place which is sensitive to its landscape setting, and which will create an attractive residential environment where people will aspire to live.
- 3.3 The key features of the proposed scheme as presented in the pre-application consultation period are listed below:
- ✓ 215 new homes.
 - ✓ 75 affordable new homes in a mix of affordable rented and shared ownership.
 - ✓ Houses ranging from 2 to 3 storeys in height and the apartments 3 storeys.
 - ✓ Integrated and surrounding green space with pedestrian links to the wider development.
 - ✓ Cycle and pedestrian links through the site from the South Wokingham Distributor Road and Easthampstead Road.
 - ✓ Total of 434 parking spaces split between allocated, unallocated and visitors.
 - ✓ Each house and apartment will have access to an electric vehicle charging point.
 - ✓ Each property will have secure parking for bicycles.



Illustrative images of the new homes

4. Pre-submission consultation

Consultation methods and approach

- 4.1 The pre-application consultation has been underpinned by national and local planning policy regarding community engagement and involvement.
- 4.2 The objective of the consultation process was to engage with neighbours, local stakeholders and community representatives, raising awareness of the proposals, providing opportunities for people to ask questions, and inviting feedback ahead of finalising and submitting a Reserved Matters planning application.

Pre-application engagement - Immediate Neighbour Meetings

- 4.3 Letters were sent in October 2025 via Royal Mail to 46 identified immediate residential, business and community neighbours close to the site. The letter contained headline information about the Applicant, the site and existing outline planning consent, and an invitation and offer to meet the Applicant team, either in-person or virtually, to learn more about the Applicant's plans in relation to their imminent Reserved Matters application. The letter included a freephone number and project email address to enable direct contact to be made with the Applicant team. (See **Appendix 1.** for a copy of the letter and the immediate neighbour mailing area).
- 4.4 In total, four households (seven residents) took up the offer of engagement. Three households attended a meeting on 3rd November, and a further household attended a meeting on 19th November. A summary of the key points discussed is included in Section 5 below.

Pre-application engagement - Stakeholder outreach and meetings

- 4.5 During November 2025, initial contact was made with local stakeholders, offering to meet to present and discuss proposals ahead of a planning application being submitted to Wokingham Borough Council. Initial outreach emails were sent to:

- Wokingham Without Parish Council
- Wokingham Town Council
- Wokingham Without ward members

(See **Appendix 2.** for sample copy of the initial outreach stakeholder email).

- 4.6 As a result, meetings were held with Parish and Town Councillors, as outlined in the table below.

Date	Meeting
12.30pm 11 th December 2025	A Teams meeting with members of Wokingham Town Council: (Presentation and discussion)

	Cllr Maria Gee Cllr Louise Timlin (Town Mayor) Miles Thorne (Clerk of the TC Planning Committee)
1.30pm 11 th December 2025	Meeting with members of Wokingham Without Parish Council (Presentation and discussion) Cllr Nicholas Martin Cllr Lesley Foxwell

4.7 At these meetings, the Applicant team presented their proposals followed by opportunity for discussion and questions/feedback. The presentation included information about:

- Planning background
- The Site
- The Applicant's vision for the site
- Site layout
- Landscape layout
- Appearance, materials and detailing
- Home types/designs
- Transport and Access
- Sustainability and Ecology

See **Appendix 3.** for a copy of the presentation materials.

4.8 The Applicant is also engaged with the Council led developer forums which take place every quarter. The last forum took place in December 2025.

5. Feedback and applicant response

Feedback from immediate neighbours

- 5.1 Key aspects discussed during the meeting with immediate neighbours are shown in the table below, along with the Applicant's response.

Aspect	Applicant response
Concerns in relation to the SANG	
Residents would like more information on the proposed fencing between the SANG and their property (height and type).	Details of the SANG have been submitted under separate condition discharge applications.
Residents want to see landscaping plans to better understand how their boundaries and privacy are being addressed.	
There is concern about the distance between the new path and their property boundaries.	
Where is the nearest Miller-associated SANG to Wokingham located?	It was reiterated that the SANG will be delivered by the Council, not Miller Homes.
What are the expected timescales for the SANG's completion?	The SANG is subject to a separate planning consent. The SANG is expected to be delivered in phases over four years.
Residents want reassurance that people will not be able to access their garden once the SANG and wider development are complete.	Details of the SANG have been submitted under separate condition discharge applications.
Concerns were raised about a large ditch at the rear of properties, which does not appear on the topographical surveys.	As part of the details for the SANG drainage scheme, updated topographic surveys have been undertaken to determine the extent of the ditch.
Highways, Transport and Access	
Residents would like clarity on where the new homes will be accessed from.	Access will be principally taken from the new Heathlands Link Road with a secondary access from the north of Easthampstead Road which is due to be closed to road traffic.
Residents would like more information on pedestrian and cycle routes.	The submission includes a Pedestrian and Cycle movement plan which demonstrates the new footpath connections through the Site and how these connect into the wider development.

Timescales	
Residents would like to know the timeframe for new shops and facilities coming forward.	The neighbourhood centre is expected to come forward in year 8 of the development alongside the SWDR.
General	
The residents felt reassured after discussing the plans in detail.	Noted
Residents were supportive or not opposed to the proposals.	Noted

6. Conclusion

- 6.1 This consultation has met the requirements laid out as part of the NPPF, the Localism Act, and Wokingham Borough Council's Statement of Community Involvement.
- 6.2 The team have proactively engaged with local community stakeholders and immediate neighbours to the site, with meetings held both to present the proposals and to gain feedback from those likely to be most directly affected.
- 6.3 The Applicant remains committed to ongoing engagement with local residents and stakeholders as the application progresses through the planning process.

Appendices

Appendix 1. Immediate neighbour mailing area and immediate neighbour letter



The Occupier
Address 1
Address 2
Address 3, Postcode

millierhomes

10th October 2025

Dear Resident,

RE: Next phase of homes coming forward by Miller Homes and St. Modwen

We write on behalf of Miller Homes, who will be bringing forward the next phase of new homes in South Wokingham in partnership with St. Modwen.

As you may be aware, planning consent was granted by Wokingham Borough Council in July 2024 for a mixed use development of up to 1,434 homes, a two-form entry primary school, local centre (including community building), 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 (hybrid planning application ref. 191068 (Phase 2b)).

Following the hybrid application consent and approval of their first Reserved Matters Application for 215 homes for which development has commenced, Miller Homes is now preparing detailed proposals for the next phase of housing. The next two development parcels (R7 and R13) are located centrally within Phase 2b, south of the South Wokingham Distributor Road ('SWDR'). Parcels R7 and R13 are located to the north and east of Woods Farm respectively. Easthampstead Road runs along the western boundary of the site.

The Reserved Matters Application will include 215 homes, public open space, and children's play facilities and will detail the proposed layout and design of the homes for the Council to approve. The development will accord with the approved site-wide Design Code.

As a close neighbour to these next parcels coming forward, Miller Homes would welcome the opportunity to meet with you on a one-to-one basis during the week beginning 20th October with each meeting lasting up to half an hour, enabling you to ask any questions you may have and give us your feedback before the Reserved Matters Application is submitted to Wokingham Borough Council. If you would prefer a virtual meeting or telephone call, rather than an in-person meeting, we are happy to arrange this.

Should you wish to take us up on the offer, then please contact our project team on our freephone number 0800 689 5209 or email them at info@millierhomesR13R7.co.uk to book in your appointment.

If you have any questions or want to know more, please do get in touch.

Yours sincerely,

Dawn Larmouth

Dawn Larmouth

On behalf of Miller Homes

**Miller Homes was established in 1934 and is one of the UK's largest, privately owned national homebuilders with a focus on building new homes in attractive regional markets. Our purpose is to 'create great places where people prosper'. This is achieved by building homes and developments that create communities with an emphasis on place-making and design. Through creating great communities and building homes for generations to come, we strive to offer social value and safeguard the future of the world around us.*

Appendix 2. Initial stakeholder outreach emails (samples)

Dear xxxx,

Hope you are well.

Following the approval of Phase 2b of the South Wokingham Strategic Development by Wokingham Council earlier this year, Miller Homes will soon be submitting its next Reserved Matters Application for 215 homes, public open space, and children's play facilities - Parcel R7 and Parcel R13. This development will be in accordance with the approved site-wide Design Code.

Before Miller Homes submits the application to Wokingham Council, we would like to offer the opportunity for the team to present the proposals via Teams of Zoom to Wokingham Without Parish Council and answer any questions your councillors may have.

Please let me know if you would like to take up the offer of a briefing one late morning or early afternoon in the next couple of weeks.

I look forward to hearing from you in due course.

Kind regards,

Dawn

On behalf of Miller Homes

Dear xxxx,

Hope you are well.

Following the approval of Phase 2b of the South Wokingham Strategic Development by Wokingham Council earlier this year, Miller Homes will soon be submitting its next Reserved Matters Application for 215 homes, public open space, and children's play facilities - Parcel R7 and Parcel R13. This development will be in accordance with the approved site-wide Design Code.

Before Miller Homes submits the application to Wokingham Council, we would like to offer the opportunity for the team to present the proposals via Teams or Zoom to Wokingham Town Council and answer any questions your councillors may have.

Please let me know if you would like to take up the offer of a briefing one late morning or early afternoon in the next couple of weeks.

I look forward to hearing from you in due course.

Kind regards,

Dawn

On behalf of Miller Homes

Appendix 3. Stakeholder presentation

SOUTH WOKINGHAM, PHASE 2b, PARCEL R7 & R13



PRE-APPLICATION DESIGN BRIEF
P1905 – Rev.-

aap
architecture

millers
homes

PLANNING BACKGROUND

Miller Homes, alongside Kier Ventures Ltd, obtained hybrid planning permission for Phase 2b of the South Wokingham Strategic Development Location ("SDL") on 19th July 2024 (Planning Application Reference: 191068) for:

A development of up to 1,434 homes, 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 Suitable Alternative Natural Greenspace.

This document is prepared to support Miller Homes' submission of the second reserved matters application, comprising 215 homes.



Framework Plan extract

Site Photographs

Parcels R7 & R13 consists of grazed pasture contained within two separate fields, bounded to the north by the new South Wokingham Distributor Road (currently under construction), to the west by Easthampstead Road and surrounding properties, and the east of R13 by a proposed link road from the S.W.D.R. to Easthampstead Road.



2

Miller Homes' Vision For The Site

"Miller Homes' vision for bringing forward the first new homes on Phase 2b, parcels R7 and R13 is to create a place which is sensitive to its landscape setting, and which will create an attractive residential environment where people will aspire to live"

- ✓ 215 New homes.
- ✓ 75 affordable new homes in a mix of Affordable Rented and Shared Ownership.
- ✓ Houses ranging from 2 – 2 ½ storeys in height.
- ✓ Apartments 3 storeys in height.
- ✓ Integrated and surrounding green space with pedestrian links to the wider development.
- ✓ Cycle and pedestrian links through the site from the South Wokingham distributor Road and Easthampstead Road.
- ✓ Total of 424 parking spaces split between allocated, unallocated and visitors.
- ✓ Each house and apartment will have access to an electric vehicle charging point.
- ✓ Each property will have secure parking for cycles.



3

Layout



Site Layout

4

Landscape Layout

Open Space

The public open space around the residential parcel provides multi-functional green space. To the north is an area of parkland which features a play space as well as areas of grassland and tree planting. The attenuation basin has been designed to allow for use in dry conditions with grassed terraced steps creating space for informal seating and the base of the basin creating space for an informal kick about area.

Tree, shrub, hedgerow and grassland planting contribute towards the visual amenity whilst providing ecological habitat for wildlife. Footpaths provide informal recreational opportunities and link into the surrounding future parcels, green space, SWDR and form part of the pedestrian route towards Holme Park SANG. Street furniture such as benches provides resting opportunities within the open space and encourage community cohesion.

Planting along the western boundary of the site also provides mitigation for the listed buildings associated with Woods Farm.

Existing Trees

The majority of existing trees will be retained including two large oak trees within the centre of the open space to the north. These and others contribute towards the diversity of the treed environment. Some areas of vegetation will be removed to facilitate the development. A category U Oak tree that has died will be removed with the trunk and branches retained and re-located on site to benefit ecology and provide informal play opportunities.

Green-Blue Infrastructure

The attenuation basin provides water management for the site and is enhanced with shrub and tree planting to create an attractive feature within the landscape. The basin will be profiled to allow for access on the eastern edge where it interfaces with the play area. Informal access will be possible via the suitably graded slopes and timber steps. Rain gardens will feature within the streetscape and around apartment blocks, these form an important part of the water treatment train and contribute to the visual amenity of the streetscape.

Street Trees

A variety of street trees contribute to the streetscape which is further enhanced with on plot planting. Trees within rain gardens contribute towards the water management on site, whilst focal trees will create vista points within the streetscape and create visual connections between the street and the surrounding open space. Feature trees will also be used within the streetscape to bring seasonal interest through blossom or architectural form.



Landscape Masterplan

5

Appearance, Materials and Detailing

Appearance

The Design and Access Statement which accompanied the Outline approval identified Character Areas informing the development of the site layout. These help to provide a sense of place. These areas are each intended to have an individual personality and inform the scale, design and material treatment of the surrounding buildings, ensuring that an appropriately individual sense of place is created for residents and visitors.

The scale, design and the use of materials and a set of design principles for each area will ensure a high quality and varied development.

Specific Character Area proposals are currently being considered as part of the Pre-Reserved Matters conditions submission. These consist of **Contemporary Main Street** to the north and east of the parcels, **Rural Edge** to the south and **Neighbourhood Residential** within the heart of the parcels.



Character Area Layout

Our Homes

• **Contemporary Main Street**

Predominantly linked houses, apartments, terraces and detached dwellings

Formal building line. Setback - 1m to 2m

Dark grey contemporary windows, with low or mid level glazing bar

Black eaves detailing, no window headers contemporary door, flat canopies, flat dormers

Solid hue red brick, black weatherboarding, predominantly grey roof tiles

Formal boxed hedge estate railing to key plots



• **Neighbourhood Residential**

Predominantly semi-detached and terraced units, with limited number of apartments and detached dwellings

Mix of formal and informal building line (site-specific approach) Setback - 2m to 3m

Predominantly 2 storey with occasional use of 2½ storey

White Plain Casement Windows

White Eaves detailing, brick soldier course and cills, six-panel doors with glazing, Flat canopies and dormers

Mix of red brick, some use of white render to 1st floor, red/brown and grey roof tiles

Clipped hedges and shrub planting



Our Homes

• Rural Edge

Detached and semi-detached dwellings only

Informal building line. Setback predominantly 3m

2 storey only

White cottage-style windows

White eaves detailing, arched brick header and stone cills, cottage-style windows, gable and hipped canopies, chimneys to key plots

Red multi-brick, tile hanging, black/dark grey weatherboarding, brown and red roof tiles

Timber post and rail, grassed aprons and planting



8

Transport and Access

Overview

The access and movement strategy has been developed to create a permeable framework of routes that reflects the housing mix and number of homes that each route serves. This strategy is underpinned with sustainable pedestrian and cycle movement, which has formed a key element of the design process.

Access

Access to the application site will be via a new link road containing a shared foot/cycleway from the S.W.D.R. to Easthampstead Road to the south and directly from Easthampstead Road to the northeast. Primary vehicle accesses serving the site will lead to a series of shared surface streets and supporting shared surface lanes, which are intended to create an environment that naturally encourages appropriately reduced speeds.

Pedestrian and Cycle Activity

Together with the shared surface streets and shared surface lanes, the masterplan also includes a footpath network that provides a series of vehicle-free landscaped routes throughout the site. These have been designed to minimise the need to cross carriageways.

Vehicle, Visitor and Cycle Parking

All house types will have allocated car parking in accordance with the Council's standards, including electric vehicle charging points.

Apartments will have a combination of allocated and unallocated car parking based on tenure and also include electric vehicle charging points.

Unallocated visitor parking has been incorporated throughout the masterplan.

Cycle parking will be provided for all homes in either enlarged garages or cycle stores in accordance with the Council's standards.



9

Sustainability and Ecology

"Miller Homes is building better homes for homeowners to live in, better places where healthy communities can flourish, and better places for the environment and nature to prosper. Our proposals will tackle the key environmental challenges through low carbon design, renewable energy, sustainable transport and enhanced biodiversity. "

Our Commitments

- ✓ No fossil fuels. The development will be all-electric, in line with the UK's grid decarbonisation.
- ✓ Air source heat pumps to supply heating and hot water.
- ✓ A fabric-first approach to reduce energy demand.
- ✓ Reducing water consumption through careful specification of water fitting and opportunities for water efficiency measures will be maximised.
- ✓ Energy-saving workshops for the construction team and local supply chain.
- ✓ Habitats and landscapes will be improved, enhancing net biodiversity.
- ✓ New soft biodiverse planting and new habitats for insects, birds and other wildlife.
- ✓ Permeable paving surfaces to driveways.

