

Application Details			
Date	Number	Site	Proposal
05/03/2025	250399	Parcel R10 South Wokingham, Phase 2b, Parcel R10	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.
Comments :			
Layout	Since its initial inception, and the first rounds of public consultation, the layout of the proposed development, in terms of housing areas and green space, has changed significantly. The parish council expresses concern that the current layout proposal significantly diminishes the green separation gap between Wokingham and Bracknell, which goes against policy CP11 of the Core Strategy to retain a separation between the two communities. The retention of green space is also significant to the health and wellbeing of residents and to providing clean air.		
Building Heights	There is a significant proportion of the residential dwelling that is identified as 3 storey and in some cases, 4 storey. This does not appear to be in-keeping with the existing areas, the retained residential dwellings adjacent to, and with the SDL area, nor the character of the area.		
Tree Protection	This site incorporates many large trees and is close to areas of ancient woodland, all of which provide valuable visual character to the area. Retained trees must be suitably protected with fencing that extends to the tree canopy, to mitigate against damage to these valuable landscape features.		
Landscaping	The “countryside feel” of the area will be a key determiner in attracting new residents to Wokingham and ensuring that this is brought into the design of the housing areas is critical. There must be a transition from the countryside into the residential areas, with “fingers” of green areas entering into the development, appropriate soft landscaping (native species, drought hardy where possible and with consideration for attracting wildlife).		
Views	The retention of views to key areas of character including Ludgrove School and the Lucas Hospital will be critical to maintaining the character identity of the area and creating a sense of place.		