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Our Ref: 40846

24 October 2025

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION (PLANNING PORTAL REFERENCE: PP-13791430)

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

Context

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

"Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. – To be read in conjunction with applications 190900 & 190914."

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

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

Submission

The table below lists the conditions from the hybrid planning permission for which details are being submitted in respect of Parcel R11.

No.	Requirement	Information submitted to discharge Condition
11.	Levels	<ul style="list-style-type: none"> Proposed Ridge Level Layout (P1904.R11.19 Rev D) Proposed Levels and Contours Sheet 1 (A389-R11-401 D) Proposed Levels and Contours Sheet 2 (A389-R11-402 C) Proposed Levels Layout (7371-MJA-SW-XX-DR-C-001 PL10)
14.	Trees	<ul style="list-style-type: none"> Arboricultural Impact Assessment & Method Statement (KIER24766aiaamsC) Tree Protection Plan (KIER24766-03C)
16.	Landscape and Ecological Management Plan	<ul style="list-style-type: none"> Landscape & Ecological Management Plan (P25-2506_EN_006B)
23.	BNG	<ul style="list-style-type: none"> Biodiversity Net Gain Design Stage Assessment (July 2025 – Revision 2)
25.	Archaeology	<ul style="list-style-type: none"> Written Scheme of Investigation (April 2025)
31.	SuDS Details	<ul style="list-style-type: none"> General Arrangement Sheet 1 (A389-R11-101 E) General Arrangement Sheet 2 (A389-R11-102 D) Longitudinal Sections Sheet 1 (A389-R11-121 B) Longitudinal Sections Sheet 2 (A389-R11-122 B) Longitudinal Sections Sheet 3 (A389-R11-123 B) Basin Sections Sheet 1 (A389-R11-151 B) Basin Sections Sheet 2 (A389-R11-152 B) Proposed Levels and Contours Sheet 1 (A389-R11-401 D) Proposed Levels and Contours Sheet 2 (A389-R11-402 C) Drainage Layout Sheet 1 (A389-R11-501 D) Drainage Layout Sheet 2 (A389-R11-502 C) Exceedance Plan (A389-R11-503 B) Manhole Schedule (A389-R11-504 B) Drainage Construction Details Sheet 1 (A389-R11-511 B) Drainage Construction Details Sheet 2 (A389-R11-512 B) Drainage Construction Details Sheet 3 (A389-R11-513 B) Surface Water Drainage Strategy (7371-MJA-SW-XX-DR-C-002 PL6) Surface Water Catchment Plan (7371-MJA-SW-XX-DR-C-003 PL6) Surface Water Exceedance Plan (7371-MJA-SW-XX-DR-C-004 PL6)
32.	Drainage Connections	<ul style="list-style-type: none"> General Arrangement Sheet 1 (A389-R11-101 E) General Arrangement Sheet 2 (A389-R11-102 D) Longitudinal Sections Sheet 1 (A389-R11-121 B) Longitudinal Sections Sheet 2 (A389-R11-122 B) Longitudinal Sections Sheet 3 (A389-R11-123 B) Basin Sections Sheet 1 (A389-R11-151 B) Basin Sections Sheet 2 (A389-R11-152 B) Proposed Levels and Contours Sheet 1 (A389-R11-401 D) Proposed Levels and Contours Sheet 2 (A389-R11-402 C) Drainage Layout Sheet 1 (A389-R11-501 D)

No.	Requirement	Information submitted to discharge Condition
		<ul style="list-style-type: none"> • Drainage Layout Sheet 2 (A389-R11-502 C) • Exceedance Plan (A389-R11-503 B) • Manhole Schedule (A389-R11-504 B) • Drainage Construction Details Sheet 1 (A389-R11-511 B) • Drainage Construction Details Sheet 2 (A389-R11-512 B) • Drainage Construction Details Sheet 3 (A389-R11-513 B) • Surface Water Drainage Strategy (7371-MJA-SW-XX-DR-C-002 PL6) • Surface Water Catchment Plan (7371-MJA-SW-XX-DR-C-003 PL6) • Surface Water Exceedance Plan (7371-MJA-SW-XX-DR-C-004 PL6) • Proposed Foul Water Drainage (7371-MJA-SW-XX-DR-C-005 PL6)
44.	Contaminated Land	<ul style="list-style-type: none"> • Ground Conditions Technical Note (GE20219/GIRv3.0/JUL22)
60.	Highway Construction Details	<ul style="list-style-type: none"> • General Arrangement Sheet 1 (A389-R11-101 E) • General Arrangement Sheet 2 (A389-R11-102 D) • Longitudinal Sections Sheet 1 (A389-R11-121 B) • Longitudinal Sections Sheet 2 (A389-R11-122 B) • Longitudinal Sections Sheet 3 (A389-R11-123 B) • Materials Plan Sheet 1 (A389-R11-701 D) • Materials Plan Sheet 2 (A389-R11-702 C) • Highway Construction Plan Sheet 1 (A389-R11-711 A) • Highway Construction Plan Sheet 2 (A389-R11-712 A) • Road Signs and Line Markings Sheet 1 (A389-R11-1201 C) • Highway General Arrangement (7371-MJA-SW-XX-DR-C-006 PL9) • Highway Adoption Plan (7371-MJA-SW-XX-DR-C-007 PL7) • Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL7)

The application was submitted through the Planning Portal (Reference: PP-13791430) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely

Daniel Sharp

Daniel Sharp

Associate Director

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