



# Statement of Community Involvement

Miller Homes

Land to the south of the railway line and to the east of William Heelas Way, Wokingham.

Parcel R10, Phase 2b of the South Wokingham Strategic Development Location

February 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 proposals for the development of land to the south of the railway line and to the east of William Heelas Way, Wokingham. This is Parcel R10, Phase 2b of the South Wokingham Strategic Development Location.
- 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. This is for the erection of 215 dwellings with layout, scale, appearance and landscaping to be considered. This relates to the first phase of housing on the eastern most part of the development site, Parcel 10 Phase 2b.
- 1.4 This document provides a record of the pre-application community and stakeholder engagement carried out on the proposals for the site during November and December 2024. It demonstrates the pre-application engagement carried out by members of the Project Team, involving Miller Homes (the Applicant), Nexus Planning (Planning), ALP Ltd (Transport), AAP (Architect) and Marengo Communications (Community Consultation); this engagement included meetings with local residents and community stakeholders, including local ward 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**

#### **Planning context**

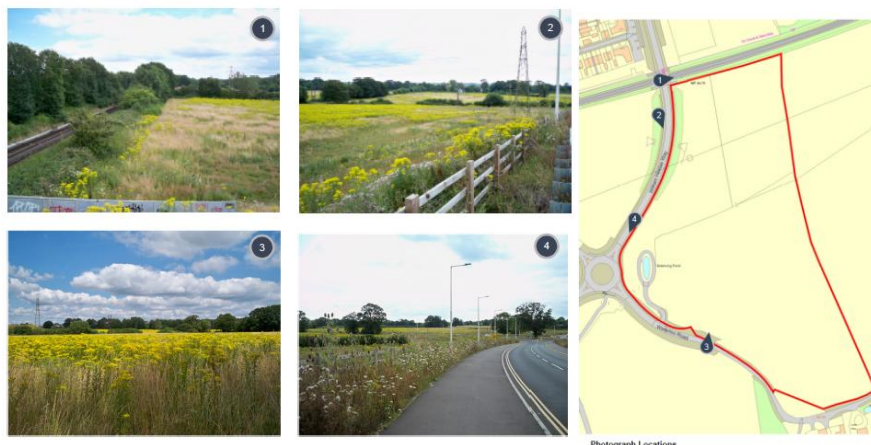
- 3.1 Miller Homes, alongside Kier Ventures Ltd, obtained hybrid planning permission for Phase 2b of the South Wokingham Strategic Development Location (“SDL”) on 19th July 2024, planning reference: 191068. This hybrid planning application (part outline/part detailed) comprises an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 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.
- 3.2 Parcel 10, Phase 2b of the South Wokingham Strategic Development Location lies to the south of the railway line and is part of a larger allocation in the Wokingham Borough Council Core Strategy (2010) for a mixed-use development of approximately 2,500 dwellings.
- 3.3 This SCI document relates to consultation carried out in advance of the Applicant’s submission of the first Reserved Matters application, comprising 215 homes, pursuant to the condition 1 attached to the hybrid planning consent 191068, and is focused on land located at the far eastern side, to the east of the William Heelas Way and Waterloo Road roundabout.



**The site today**

## **The site**

- 3.4 Parcel 10, Phase 2b of the South Wokingham Strategic Development Location consists of grazed pasture divided into two fields by a field hedge and ditch. It is bounded to the north by the railway line, to the west by the new William Heelas Way and to the east by mature trees and hedge belt, with future approved development for R14 beyond. There are relatively few existing residential neighbours, to be found to the south/south east of the site, with an industrial estate also located to the east.



**Site redline plan and views**

## **Summary of the proposed development**

- 3.5 The Applicant's vision in bringing forward the first new homes on Parcel 10, Phase 2b 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.
- 3.6 The key features of the proposed scheme as presented in the pre-application consultation period are listed below:
- ✓ 218 new homes.
  - ✓ 76 affordable new homes in a mix of affordable rented and shared ownership.
  - ✓ Houses ranging from 2 to 2 ½ storeys in height.
  - ✓ Apartments ranging from 3 to 4 storeys in height.

- ✓ Integrated and surrounding green space with pedestrian links to the wider development.
- ✓ Cycle and pedestrian links through the site from William Heelas Way, Waterloo Road and R14.
- ✓ Total of 416 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



Illustrative images

## 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 November 2024 via Royal Mail to 10 identified immediate residential, business and community neighbours to the south/south east of 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, one household (two residents) took up the offer of engagement, with a virtual meeting held between the applicant team and the residents on 21<sup>st</sup> November 2024. A summary of key points discussed is included in Section 5 below.

### **Pre-application engagement - Stakeholder outreach and meetings**

- 4.5 During October and November 2024, email/telephone 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: Cllr Jordan Montgomery, Cllr Séona Turtle, Cllr Marc Brunel-Walker

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

- 4.6 As a result of this outreach, meetings were held with ward councillors, parish and town councillors, as outlined in the table which follows.

| <b>Date</b>                    | <b>Meeting</b>                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19 <sup>th</sup> November 2024 | Meeting with members of <b>Wokingham Without Parish Council</b><br>Presentation and discussion<br>Cllr Lesley Foxwell (Chairman)<br>Cllr Nicholas Martin (Vice-Chairman)<br>Cllr Séona Turtle (also Ward Councillor)<br>Cllr Kevin Whitehead<br>Debbie Gooch - Parish Clerk                                                                                          |
| 26 <sup>th</sup> November 2024 | A Teams meeting with members of <b>Wokingham Town Council:</b><br>(Presentation and discussion)<br>Cllr Keith Malvern<br>Cllr Chetna Jamthe<br>Cllr Imogen Shepherd-Dubey (Chair of the TC Planning Committee;<br>Executive member for Finance at Wokingham BC)<br>Cllr Sally Gurney<br>Cllr Alexandra Domingue<br>Miles Thorne (Clerk of the TC Planning Committee) |

- 4.7 At these meetings, the Applicant team presented their proposals, with the presentation followed by opportunity for discussion and questions/feedback. The presentation included information about:
- Planning background
  - The site
  - The Applicant
  - 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 Key aspects discussed and concerns raised during these meetings are summarised in Section 5, Feedback, below.

## 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                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Screening and privacy – request to see retention of existing hedgerows.                                                               | Existing boundary treatments will be retained and enhanced where possible.                                                                                                                                                     |
| Overall landscaping plan – request for a more comprehensive landscaping plan to be shared when available.                             | A comprehensive landscaping plan will be submitted in support of the application, which will be available to view on the Councils public access portal.                                                                        |
| Appreciation of the lower two-storey homes rather than taller apartment blocks being located closer to existing neighbour's boundary. | Noted.                                                                                                                                                                                                                         |
| Pleased to see the introduction of hammerhead road to service the 16 properties being created close to existing neighbours.           | Noted.                                                                                                                                                                                                                         |
| Pleased to see pedestrian and cycle links being provided.                                                                             | Noted.                                                                                                                                                                                                                         |
| How will construction be managed? Construction timetable, construction traffic and construction communications.                       | This information will be set out in the Construction and Environmental Management Plan (CEMP), which will be submitted as part of a discharge of condition application following approval of the reserved matters application. |

### Feedback from meeting with Wokingham Without Parish Council members

- 5.2 Whilst the Parish Council members welcomed the meeting offer and briefing about the RMA proposals for Phase 2b, there were a number of points raised in relation to traffic / current road networks, construction traffic and architecture. Key themes arising from the meeting are identified below, along with the Applicant's response.

| Themes                                                              | Applicant response                                                              |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Homes design                                                        |                                                                                 |
| <b>A major concern:<br/>The illustrative architectural drawings</b> | The Strategic Development Location is supported by a Design Code which sets the |

| Themes                                                                                                                                                                                                                                                                                                                                                                   | Applicant response                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Council does not want to see just block houses built and want to see something more innovative / inspiring and in keeping with Wokingham Without which is a very highly sought after area. The Council would like architecture that creates a sense of place rather than homes that "All look rather identical and just a big housing estate from the 1930s".</p> | <p>design principles for different character areas across the Site which has been consulted on with the Council. The design of the dwellings will follow these principles for each character area to provide a high-quality development.</p>                                                                                                                                                                      |
| <p>Councillors would like the Applicant to review the lighting.</p>                                                                                                                                                                                                                                                                                                      | <p>Condition 24 requires an overarching lighting strategy to be submitted and approved by Wokingham prior to commencement. The lighting strategy has been reviewed by the Applicant's ecologist and landscape consultant to ensure it is appropriate for use as well as functional.</p>                                                                                                                           |
| <b>Highways and Transport</b>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Concerns were raised with the responsibility of non-adopted roads. Will the roads in parcel R10 be adopted or will the proposed management company be in charge of maintenance etc of the road network or will the Council ultimately be in charge of maintenance, so the roads will be adopted by WBC?</p>                                                           | <p>The application is submitted with a proposed adoption plan. Any areas proposed not to be adopted will be managed by a management company on behalf of the residents.</p>                                                                                                                                                                                                                                       |
| <p>Will the proposed cycle and pedestrian links also link into the green highway and the Bracknell links the Parish have worked so hard to put in place?</p>                                                                                                                                                                                                             | <p>As part of the wider pedestrian and cycle strategy of the Phase 2b planning permission, the western development parcel will provide direct connection to Extension D of the Greenway route. This is brought forward as part of a separate RMA.</p>                                                                                                                                                             |
| <p>Concerns that the proposed bus route only goes east to west and not north to south. Are there any plans for the bus route to go north to south, as that would link the new residents with other areas and make sustainable travel easier?</p>                                                                                                                         | <p>The SWDR will form the corridor for bus route travel – from the town centre towards Bracknell via Jennett's Park. There is no provision for north-south bus routes as part of the Hybrid consent (Section 12.5 of the Committee Report discusses public transport).</p> <p>A considerable financial contribution is made through Section 106 towards the Council implementing a public transport strategy.</p> |

| Themes                                                                                                                                                                                                                                                                              | Applicant response                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There is concern about the level of traffic on Old Wokingham Road and Nine Mile Ride which is always busy – are you able to provide information so that the traffic modelling and surveys that have taken place can be understood?                                                  | The details are available on the Council's website under application 191068. The transport modelling has been accepted by the Council and this is not a matter for the RMA.                                                                                                                                                                                                                                     |
| Will the distribution road have to be implemented before any homes are built? The Parish believes that this is the case and that all construction traffic should go down the distribution road rather than existing roads in the area and was always part of the outline agreement. | There are no conditions or Section 106 obligations restricting occupations / commencement until the SWDR is delivered in full. There are obligations within the Hybrid consent requiring the Parcel R10 section to be in-situ by the 50 <sup>th</sup> occupation of the Phase 2b development; and a separate obligation for the R14 section to be delivered by the 50 <sup>th</sup> occupation within Phase 2a. |
| <b>Construction Management</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The Parish would like to see a haul road into the site - is this part of the RMA proposals?                                                                                                                                                                                         | Temporary access points are to be agreed with WBC for construction traffic. These are subject to conditions of the Hybrid consent.                                                                                                                                                                                                                                                                              |
| What routes will construction traffic use if the RMA is approved?                                                                                                                                                                                                                   | Condition 36 of the Hybrid permission requires details for the construction phase including routes that construction traffic will take. A separate application will be submitted.                                                                                                                                                                                                                               |
| Will any material be taken off-site as part of the works?                                                                                                                                                                                                                           | It is the intention to minimise material taken off site. However, where this is not possible and material is suitable for reuse, this will be stored for within the wider Phase 2 site to reduce the need to import material during future Reserved Matters planning applications. If excavated material is unsuitable for reuse, this will be taken off site and disposed of appropriately.                    |
| <b>Utilities and services</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Who will be responsible for refuse collection?<br>There are existing problems with refuse collection. Will bin collection/recycling be a Council responsibility or the responsibility of the management company?                                                                    | Refuse collection will be the responsibility of Wokingham Borough Council. The application is submitted with details for waste storage and collection.                                                                                                                                                                                                                                                          |

| Themes                                                                                                                                                                                                 | Applicant response                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| There are two water companies in the area<br>- Thames Water take the waste and Southeastern provide the water, so please make sure you are speaking to both companies as part of the planning process. | Noted and discussions have and will continue to take place. |

### Feedback from meeting with Wokingham Town Council members

- 5.3 Key themes arising from the meeting are identified below, along with the Applicant's response.

| Themes                                                                                                                                                                        | Applicant response                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Highways and Parking</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| There is concern that there is an insufficient number of parking spaces, and that this will lead to potential misuse by residents of unallocated/visitor parking as a result. | Car parking has been calculated in accordance with WBC guidance and is provided in a number of ways: for dwellinghouses allocated parking is either alongside or in front of the plot, while landscaped parking courts have been incorporated for apartment blocks. Visitor spaces and unallocated spaces are thoughtfully integrated into the street scene with soft landscaping. Every dwelling will be equipped with an Electric Vehicle Charging Point (EVCP). |
| Management of roads/lighting – will WBC be adopting and maintaining these?                                                                                                    | The application is submitted with a proposed adoption plan. Lighting within adopted areas will be maintained by WBC otherwise, proposed lighting will be maintained by a management company.                                                                                                                                                                                                                                                                       |
| Is the development of R10 reliant on the delivery of the SWDR?                                                                                                                | R10 is independent and not reliant on the SWDR, as there are no condition or Section obligations restricting occupancy.<br>Contributions secured under the Hybrid permission will be made to interim and permanent public transport strategies to serve the development.                                                                                                                                                                                           |

| Homes Design and Tenure                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Concern to see homes designed for future generations.</p>                                               | <p>Homes will meet the current Building Regulation requirements. At least 5% of the total number of homes will also meet the M4(2) accessible and adaptable standard.</p> <p>Careful consideration has been given to the design of the apartment buildings following officer comments at pre-application stage using a carefully selected material palette.</p>                                                                                                                                               |
| <p>Keen to see inclusion of solar panels as part of the sustainability strategy.</p>                       | <p>The submitted Energy Strategy proposes the use of Air Source Heat Pumps for the new homes for hot water and heating. The apartments will be equipped with an Air Source Heat Pump cylinder for hot water and panel heaters for heating. Condition 65 of the hybrid application requires each parcel to achieve at least a 10% reduction in carbon emissions beyond Part L of the Building Regulations. The proposed energy strategy results in a 61.67% reduction in carbon emissions across the Site.</p> |
| <p>Concern about the affordability of 'affordable homes' - alignment with Wokingham Affordable Policy.</p> | <p>35% of the homes will be affordable home. The provision, tenure and mix of affordable homes will be required to meet the Council's affordable housing thresholds and controls, as agreed through the Section 106 agreement.</p>                                                                                                                                                                                                                                                                            |
| Services and facilities                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>In addition to main stream school, what will future Special Educational Needs provision be?</p>         | <p>This is a matter for the Council as the education authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>What services will be provided for an aging population?</p>                                             | <p>Some homes will be built to M4(2) standards, which mean they will be accessible and adaptable for all users.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>Community space – will it be provided as an 'empty shell' or ready to go 'usable space'?</p>            | <p>The Section 106 includes obligations to deliver the facilities to certain specifications, including completing with fixtures and fittings, such as fully operating kitchens, storage facilities, WCs, floor finishing, doors and windows, electrical equipment, firefighting equipment, notice</p>                                                                                                                                                                                                         |

|  |                                                                                           |
|--|-------------------------------------------------------------------------------------------|
|  | boards and cloakroom facilities. This will be a matter for a future planning application. |
|--|-------------------------------------------------------------------------------------------|

## 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 Following on from these meetings, the Applicant has reviewed their proposals and made the following amends/commitments:
- Additional footpaths have been added to provide better pedestrian and cycle connections from the Site into adjoining parcels. In particular, a new connection into the Parcel R14 play facility to the east is shown.
  - Parking courts are arranged with more tree planting and landscaping to soften the built form.
  - Introduced more rain gardens and tree planting than shown at pre-application and consultation stages.
  - Amendments to the material of streets with more block paving on lower category roads.
  - Introduction of visitor cycle stands outside apartment buildings.
  - Alterations to the heights of Block 1 and 4 following pre-application advice to reduce the overall height of the buildings.
  - Development of the design of the new homes following discussions with planning officers and councillors.
  - Enhanced amenity areas and enclosures for apartment buildings
- 6.4 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



millers homes

The Occupier

Address 1

Address 2

Address 3, Postcode

5th November 2024

Dear Resident,

RE: Development south of the railway line and to the east of William Heelas Way, Wokingham

We write on behalf of Miller Homes, who propose to develop land to the south of the railway line, to the east of William Heelas Way and to the north of Waterloo Road.

As you may be aware, planning consent was granted by Wokingham Borough Council in July 2024 for the hybrid planning application, ref. 191068 (Phase 2b), 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.

Following on from this consent, Miller Homes is now looking to bring forward detailed proposals for the first phase of housing on the eastern most part of the development site. The Reserved Matters Application will be for 218 homes and public open space, where aspects including the design and layout of the homes, landscaping and sustainability will be detailed and agreed.

As a close neighbour to the site, Miller Homes would welcome the opportunity to meet with you on a one to one basis during the week beginning 18<sup>th</sup> November with each meeting lasting up to half an hour enabling you to ask any questions you may have and give us your feedback before a 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@millershomesR10.co.uk](mailto:info@millershomesR10.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)

Miller Homes RMA for Phase 2b South Wokingham

DL

Dawn Larmouth

To Dawn Larmouth

👤

↩️ Reply

↩️ Reply All

➡️ Forward

📧

⋮

Tue 29/10/2024 13:49

I am writing on behalf of Miller Homes, who would welcome the opportunity to meet with you and some members of Wokingham Town Council to give you an overall update on plans for the first Reserved Matters Application (RMA) following the hybrid planning consent (ref 191068) for Phase 2b of the South Wokingham Strategic Development.

We would also like to take the time to introduce you to the team who will bring forward the detailed proposals on behalf of Miller Homes and talk you through the next steps before an RMA is submitted to Wokingham Council.

We know how busy you must be, but please let me know if you and some of your members would be able to meet with us in the next couple of weeks, one late morning or early afternoon over a coffee or have a more formal meeting, prior to submitting the RMA at the end of November/ early December.

I look forward to hearing from you in due course.

Kind regards,

Dawn

**On behalf of Miller Homes**

Miller Homes RMA for Phase 2b South Wokingham

DL

Dawn Larmouth

To admin@wokinghamwithout-pc.gov.uk

👤

↩️ Reply

↩️ Reply All

➡️ Forward

📧

⋮

Tue 29/10/2024 13:49

Dear Debbie,

I am writing on behalf of Miller Homes, who would welcome the opportunity to meet with you and some members of Wokingham Without Parish Council to give you an overall update on plans for the first Reserved Matters Application (RMA) following the hybrid planning consent (ref 191068) for Phase 2b of the South Wokingham Strategic Development.

We would also like to take the time to introduce you to the team who will bring forward the detailed proposals on behalf of Miller Homes and talk you through the next steps before an RMA is submitted to Wokingham Council.

We know how busy you must be, but please let me know if you and some of your members would be able to meet with us in the next couple of weeks, one late morning or early afternoon over a coffee or have a more formal meeting, prior to submitting the RMA at the end of November/ early December.

I look forward to hearing from you in due course.

Kind regards,

Dawn

**On behalf of Miller Homes**

## Appendix 3. Stakeholder presentation



### 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 first reserved matters application, comprising 218 homes.



Framework Plan extract

### About Miller Homes

#### Miller Homes

"create great places where people prosper"

Miller Homes was established in 1934 and is one of the UK's largest, privately owned national housebuilders with a focus on building new homes in attractive regional markets.

This is achieved by building homes and developments that create communities with an emphasis on place-making and design.

We are proud of our reputation for delivering desirable high-quality homes and delighting our customers throughout their home-buying journey with an award-winning personalised customer experience, both digitally and in-person.

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.



## Site Photographs

Parcel R10 consists of grazed pasture divided into two fields, by a field hedge and ditch, bounded to the north by the railway line, to the west by the new William Heelas Way and to the east by mature trees and hedge belt, with future approved development for R14 beyond.



Photograph Locations

3

## Miller Homes' Vision For The Site

*"Miller Homes' vision for bringing forward the first new homes on Phase 2b 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"*

- ✓ 218 New homes.
- ✓ 76 affordable new homes in a mix of Affordable Rented and Shared Ownership.
- ✓ Houses ranging from 2 – 2 ½ storeys in height.
- ✓ Apartments ranging from 3 to 4 storeys in height.
- ✓ Integrated and surrounding green space with pedestrian links to the wider development.
- ✓ Cycle and pedestrian links through the site from William Heelas Way, Waterloo Road and R14.
- ✓ Total of 416 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.

| Accommodation | Home type | Quantity |
|---------------|-----------|----------|
| 1 Bedroom     | Apartment | 39       |
| 2 Bedroom     | Apartment | 34       |
| 2 Bedroom     | House     | 43       |
| 3 Bedroom     | House     | 95       |
| 4 Bedroom     | House     | 7        |

4

## Layout



Site Layout

5

## Landscape Layout

### Open Space

The public open space around the residential parcel provides multi-functional green space. 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 and green space. Street furniture such as benches provides resting opportunities within the open space and encourage community cohesion.

### Existing Trees

Existing trees will be retained to contribute towards the diversity of the treed environment.

### 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 informal access with transitional spaces between road/footways and the basin and further ecological enhancements.

### 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 connectors 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

## 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 **Waterloo Edge** to the north of the site, **Contemporary Spine Road** to the west, **Rural Edge** to the south and **Neighbourhood Residential** within the heart of the site.



Character Area Layout

## Our Homes

### • Waterloo Edge

Includes use of apartments

Formal building line setback - predominantly 2m

Use of 3 and 4 storey buildings at corners and key buildings

White casement-style windows with horizontal glazing bar (standard size)

White eaves detailing arch brick header cottage style door, gable-fronted dormers and canopies

Red multi-brick solid hue red brick white weatherboarding, contrasting brick banding

Clipped hedges and shrub planting



### • Contemporary Spine Road

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



## Our Homes

### • **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



### • **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



## 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. This is subject to a separate planning application already submitted to the Council (WBC Planning Reference: 240892).

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.

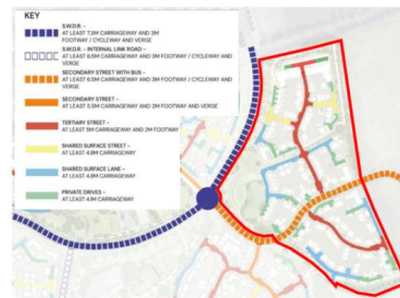
### **Vehicle, Visitor and Cycle Parking**

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.



## 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.



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# Any questions?

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