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16 March 2026

Our Ref: 35956

WBC Ref: 251240

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location– Submission of Discharge of Condition Application – Condition 18 – Suitable Alternative Natural Greenspace (SANG)

On behalf of our clients, Kier Property and Miller Homes (“the Applicants”), we write to formally amend the Suitable Alternative Natural Greenspace (SANG) Strategy, which was approved on 20th June 2025 (WBC Ref: 251240) pursuant to Condition 18 of hybrid planning permission reference 191068.

The revised SANG Strategy supersedes the May 2025 version due to delays bringing forwards the St Anne’s and Holme Park SANGs, which were proposed to accommodate early deliveries within the Phase 2b development. The Applicants expect approximately 40 dwellings will be occupied prior to the delivery of SANG on the SWSDL. The updated Strategy proposes to address the development’s SANG requirements through the temporary purchasing of off-site credits via the Council’s strategic SANG at Rooks Nest Wood in order to allow occupations to commence. It is intended that a short-term licence between the Consortium and the Council will be entered to secure the temporary capacity, which will be returned to the Council on delivery of the first phases of SANG.

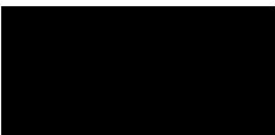
To discharge this condition the following information is submitted:

- SANG Delivery Strategy by Nexus Planning (Version 2 - dated March 2026)

The submission of the above document accords with the requirements set out in Condition 18.

I trust this information is acceptable and that the application can be determined without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Matt Harris
Associate



London

Birmingham

Bristol

Manchester

Reading