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12 January 2026

Our Ref: 35956a

Your Ref: 191068

Dear Emy and Sophie,

Phase 2b of the South Wokingham Strategic Development Location– Submission of Discharge of Condition Application Related to the Holme Park Suitable Alternative Natural Greenspace ("SANG")

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to discharge the Conditions listed below that are relevant to the commencement of the Holme Park SANG, which was approved in full under the hybrid planning permission reference 191068.

The SANG Strategy pursuant to Condition 18 was discharged on 20th June 2025 (ref. 251240).

The table below lists the conditions to be discharged, and the information provided to discharge these conditions:

	Summary of Condition	Information
11	Levels Survey	<p>Holme Park SANG General Overview Plan (drawing no. A389-SANG-001 Rev P5, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 1 (drawing no. A389-SANG-101 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 2 (drawing no. A389-SANG-102 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 3 (drawing no. A389-SANG-103 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 4 (drawing no. A389-SANG-104 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 5 (drawing no. A389-SANG-105 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 6 (drawing no. A389-SANG-106 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 7 (drawing no. A389-SANG-107 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 8 (drawing no. A389-SANG-108 Rev P3, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 9 (drawing no. A389-SANG-109 Rev P3, dated Sept 2024)</p>

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		<p>Holme Park SANG General Arrangement Sheet 10 (drawing no. A389-SANG-110 Rev P3, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 11 (drawing no. A389-SANG-120 Rev P1, dated Aug 2025)</p>
14	Arboricultural Method Statement and Scheme of Works	<p>Arboricultural Method Statement (ref. PRI24132amsA, dated 25 July 2025)</p> <p>Tree Protection Plan (drawing no. PRI24132-03A Phase – SANG Sheets 1 – 7 of 7, dated 24 July 2025)</p> <p>Tree Survey (ref. 12345ts SANG, dated 12 August 2025)</p> <p>Tree Survey Plan (drawing no. PRI24132-01 Phase 2 – SANG Sheets 1-7 of 7, dated 11/08/2025)</p>
15	Landscape, Ecology and Green Infrastructure	<p>Phase 2b SANG (Holme Park) Hard & Soft Landscape Specification (ref. P19-0052_63 Rev A, dated 23/07/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 1 of 7 (drawing no. P19-0052_EN_139-01A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 2 of 7 (drawing no. P19-0052_EN_139-02A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 3 of 7 (drawing no. P19-0052_EN_139-03A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 4 of 7 (drawing no. P19-0052_EN_139-04A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 5 of 7 (drawing no. P19-0052_EN_139-05A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 6 of 7 (drawing no. P19-0052_EN_139-06A, dated 16/10/2025)</p> <p>Holme Park SANG Detailed Soft Landscaping Proposals Sht 7 of 7 (drawing no. P19-0052_EN_139-07A, dated 16/10/2025)</p> <p>Holme Park SANG Phasing Strategy (drawing no. P19-0052_EN_141A, dated 16/10/2025)</p> <p>Holme Park SANG LLAP Detailed Landscaping Proposals (drawing no. P19-0052_EN_145B, dated 12/01/2026)</p> <p>Holme Park SANG Street Furniture and Boundary Treatment (drawing no. P19-0052_EN_146, dated 14/08/2025)</p> <p>Holme Park SANG Tree Pit Details (drawing no. P19-0052_EN_151, dated 08/09/2025)</p> <p>Holme Park SANG General Overview Plan (drawing no. A389-SANG-001 Rev P5, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 1 (drawing no. A389-SANG-101 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 2 (drawing no. A389-SANG-102 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 3 (drawing no. A389-SANG-103 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 4 (drawing no. A389-SANG-104 Rev P2, dated Sept 2024)</p>

		<p>Holme Park SANG General Arrangement Sheet 5 (drawing no. A389-SANG-105 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 6 (drawing no. A389-SANG-106 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 7 (drawing no. A389-SANG-107 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 8 (drawing no. A389-SANG-108 Rev P3, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 9 (drawing no. A389-SANG-109 Rev P3, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 10 (drawing no. A389-SANG-110 Rev P3, dated Sept 2024)</p> <p>Holme Park SANG General Arrangement Sheet 11 (drawing no. A389-SANG-120 Rev P1, dated Aug 2025)</p> <p>Holme Park SANG Crossing No 1 General Arrangement Sheet 1 (drawing no. A389-SANG-111 Rev P5, dated Sept 2024)</p> <p>Holme Park SANG Crossing No 2 General Arrangement Sheet 2 (drawing no. A389-SANG-112 Rev P2, dated Sept 2024)</p> <p>Holme Park SANG Crossing No 3 General Arrangement Sheet 3 (drawing no. A389-SANG-113 Rev P4, dated Sept 2024)</p> <p>Holme Park SANG Crossing No 4 General Arrangement Sheet 4 (drawing no. A389-SANG-114 Rev P5, dated Sept 2024)</p> <p>SANG Accesses Construction Details (drawing no. A389-SANG-711 Rev P2, dated Sept 2024)</p> <p>SANG Accesses Construction Details (drawing no. A389-SANG-712 Rev P3, dated June 2025)</p> <p>Holme Park SANG, South Wokingham – Ecological Mitigation Strategy Rev 1 (ref. 20.0032.F0, dated 09/01/2026)</p>
16	Landscape and Ecological Management Plan (LEMP)	Landscape and Ecological Management Plan (ref. P19-0052_06D, dated October 2025)
17	Woodland Management Plan	Woodland Management Plan (ref. PRI24132 Woodland Management Plan) dated 29/09/2025)
19	SANG Footpath / Tree Survey	<p>Arboricultural Method Statement (ref. PRI24132amsA, dated 25 July 2025)</p> <p>Tree Protection Plan (drawing no. PRI24132-03A Phase – SANG Sheets 1 – 7 of 7, dated 24 July 2025)</p> <p>Tree Survey (ref. 12345ts SANG, dated 12 August 2025)</p> <p>Tree Survey Plan (drawing no. PRI24132-01 Phase 2 – SANG Sheets 1-7 of 7, dated 11/08/2025)</p>
21	Pipeline under the Ancient Semi-Natural Woodland	<p>Arboricultural Method Statement (Pipeline) (ref. PRI24132ams Pipeline, dated 28/08/2025)</p> <p>Tree Protection Plan (drawing no. PRI24132-03 Phase 2B Pipeline Sheets 1 and 2 of 2, dated 28/08/2025)</p> <p>Holme Park SANG Technical Note (ref. A389 R021A, dated 15/08/2025)</p>

23	Biodiversity Net Gain	Biodiversity Net Gain Design Stage Report by ECOSA (ref. 20.0032.F0, dated 12/12/2025) Holme Park SANG, South Wokingham – DEFRA Metric 3.1 (dated 10/12/2025)
25	Archaeology	Evaluation Area B, South Wokingham Strategic Development Location: Written Scheme of Investigation for an Archaeological Evaluation (ref. Issue No: 3, dated 21/10/2025); together with Figures 1 and 2 Evaluation Area F, South Wokingham Strategic Development Location: Written Scheme of Investigation for an Archaeological Evaluation (ref. Issue No: 2, dated 21/10/2025); together with Figures 1 and 2.
30	SuDS	Holme Park SANG Technical Note (ref. A389 R021A, dated 15/08/2025)
32	Points of Connection	Holme Park SANG Technical Note (ref. A389 R021A, dated 15/08/2025)
35	Drainage (Maintenance)	Holme Park SANG Technical Note (ref. A389 R021A, dated 15/08/2025)
36	Construction Environmental Management Plan (CEMP)	Construction Environmental Management Plan (ref. A389-R010 v3, dated 16/12/2025)
44	Contaminated Land	Technical Note (ref. GE23234-TN01-250701, dated 01/07/2025)
59	SANG Temporary Access and Visitor Parking	Holme Park SANG Detailed Soft Landscaping Proposals Sht 6 of 7 (drawing no. P19-0052_EN_139-06A, dated 16/10/2025) The temporary visitor parking would be located off Heathlands Road on the eastern part of the SANG. It is intended to retain the visitor parking in this location in perpetuity.

I trust this information is acceptable and that the application can be registered and 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 Planner

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