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31 July 2024

Our Ref: 35956

Planning Portal Ref: PP-13294801

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 4 - Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge Condition 4 (Site-Wide Masterplan, Design Code and Landscape Design Statement) pursuant to full planning permission reference 191068.

Condition 4 states:

“Before submission of the first reserved matters a Site-Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P191075_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19-0052_04D, August 2020) and Drawing No P19-0052_16D Landscape Masterplan-shall be submitted to and approved in writing by the local planning authority and subsequent applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include:

- i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;*
- ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;*
- iii) principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;*
- iv) Sufficient separation between development and ancient-semi-natural woodland;*
- v) Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;*
- vi) Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_191 Framework Plan).*

Reason: To ensure delivery of a comprehensively planned, high quality development in accordance with Core Strategy policies CP1, CP3, CP7, CP21; Managing Development Delivery Local Plan policies TB21 & TB23; the Borough Design Guide SPD and the South Wokingham SDL SPD. Details are required prior to submission of reserved matters because they are intended to ensure comprehensive and coordinated masterplanning and delivery."

To discharge this condition the following information is submitted:

- Site Wide Masterplan by Pegasus Group (dwg no. P22-0345_DE_003_G_003; dated July 2024)
- Design Code by Pegasus Group (ref. P22-0345_GOO2E; dated July 2024)
- Landscape Design Statement by Pegasus Group (ref. P19-0052_41C; dated July 2024)
- Pre-Reserved Matters Conditions Compliance Statement by Nexus Planning (August 2024)

The submission of the above document accords with the requirements set out in Condition 4.

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

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

Yours sincerely



Megan King
Planner

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