



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
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Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

191068

Date of decision (date must be pre-application submission)

19/07/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved matters application pursuant to condition 1 attached to planning permission ref. 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

70001684-SK-038-B Proposed Heathlands Road Easthampstead Road signalised site access junction
P18-0963_06Y-03 Indicative Masterplan (Phase 2b)
P18-0963_81K Indicative Phasing Plan
P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)
P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
P18-0963_116B Landscape Strategy for Locks Farm
P18-0963_138E Site Location Plan (Phase 2b)
P18-0963_160A-01 Phase 2 of the South Wokingham Strategic Development Location (The Project)
P18-0963_190 A Land Use Parameter Plan (Phase 2B)
P18-0963_191 Framework Plan (for purposes of identifying development parcels referenced in other conditions)
P19-0052_08P Phase 2b SANG Landscape Strategy
P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 1 of 5
P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 2 of 5
P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 3 of 5
P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 4 of 5
P19-0052_09C Phase 2b SANG Detailed Soft Landscape Sheet 5 of 5
P19-0052_10C Phase 2b SANG Detailed LLAP
P19-0052_11D_Phase 2b SANG Hardworks plan Sheet 1 of 2
P19-0052_11D_Phase 2b SANG Hardworks plan Sheet 2 of 2
P19-0052_16D Phase 2b Landscape Masterplan
P19-0052_23F Phase 2b Green Infrastructure Provision
P19-0052_28A PH2B SANG Maintenance Access
P19-0052_29J Green Infrastructure Provision with breakdown of provisions
P19-1525 A.1. Rev B Proposed access strategy for Easthampstead Road and parcel R7

Please list all drawing numbers submitted with this application for approval

Please refer to cover letter.

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jess Jutton

Date

18/12/2025