

FAO Emy Circuit,
Development Management,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1BN

Reading
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Reading, RG1 1AX
nexusplanning.co.uk

19 May 2026

Our Reference: 40835
WBC Reference: 253142

Dear Emy,

**RESERVED MATTERS APPLICATION – RE-SUBMISISON OF PLANS AND REPORTS
PHASE 2B, PARCELS R7 AND R13 LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT
LOCATION**

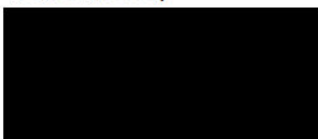
We write in relation to the above application. In the period since the application was validated (9th January 2026) we have had positive discussions with yourself and a number of the statutory consultees, which have resulted in a package of amendments and updates to the submitted drawings and reports. This cover letter seeks to address the various comments from consultees on the submitted application and should be read alongside the 'R7 and R13 Resubmission Response Tracker' prepared by Nexus.

The following document has been updated and are submitted for consideration:

- Drainage Statement
- Ecological Mitigation Strategy
- Waste Management Strategy
- WBC Parking Demand Calculation Spreadsheet
- Affordable Housing Scheme

We trust that the enclosed submission satisfies the comments raised during the application and we look forward to a positive decision in due course. In the meantime, should you require any additional information or clarification please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate
Enc.
Drawing Schedule

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Drawing and Report Schedule (updated references in red)

Plan / Drawing Title	Reference	Consultant
Planning Statement	December 2025	Nexus Planning
Affordable Housing Scheme	December 2025	Nexus Planning
Completed Application Form and Certificate	December 2025	Nexus Planning
Completed Community Infrastructure Form 1	December 2025	Nexus Planning
Statement of Community Involvement	December 2025	Marengo Comms
Heritage Assessment	P24-2114 V02	Pegasus
Drainage Statement	December 2025	Abley Letchford
Transport Statement inc. the WBC Parking Demand Calculation Spreadsheet	December 2025	Abley Letchford
Electric Vehicle Charging Strategy	A389-TN020	Abley Letchford
Ecology Report inc, Bird and Box Plan	December 2025	Ecosa
Noise Impact Assessment	December 2025	Phlourm
Arboricultural Impact Assessment and Method Statement	MILL24956aia_ams	ACD
Energy Statement	December 2025	Energy and Design
Employment Skills Plan	JR2-1011 Rev 3	Jackson Rowe
Layout Plans		
Proposed Presentation Layout	P1905.R07.R13.00 F	AAP
Proposed Planning Layout	P1905.R07.R13.01 H	AAP
Proposed Materials Layout	P1905.R07.R13.02 F	AAP
Proposed Storey Heights Layout	P1905.R07.R13.03 F	AAP
Proposed Tenure Plan	P1905.R07.R13.04 F	AAP
Proposed Parking Layout	P1905.R07.R13.05 F	AAP
Proposed Refuse Strategy Layout	P1905.R07.R13.06 F	AAP
Proposed Enclosures Layout	P1905.R07.R13.07 F	AAP
Proposed Location Plan	P1905.R07.R13.08	AAP
Proposed Cycle Parking Strategy Layout	P1905.R07.R13.09 F	AAP
Proposed Layout with Parameter Plan Overlay	P1905.R07.R13.10 F	AAP
Proposed Layout with Character Area Overlay	P1905.R07.R13.11 G	AAP
Proposed Garden Depth Layout	P1905.R07.R13.12 F	AAP
Proposed Plots Separation Distance Layout	P1905.R07.R13.13 F	AAP
Proposed Ridge Level Layout	P1905.R07.R13.15 F	AAP
Proposed Sales Area Layout	P1905.R07.R13.23	AAP
Streetscenes Sheet 1 of 4	P1905.SS.301 B	AAP
Streetscenes Sheet 2 of 4	P1905.SS.302 B	AAP
Streetscenes Sheet 3 of 4	P1905.SS.303 B	AAP
Streetscenes Sheet 4 of 4	P1905.SS.304 B	AAP
Single Garage, Plans & Elevations	P1905.GAR.101 A	AAP
Twin Garage – Gable Fronted, Plans & Elevations	P1905.GAR.102 A	AAP
Double Garage – Pyramid Roof, Plans & Elevations	P1905.GAR.103 A	AAP
Double Garage – Plot 4001, Plans & Elevations	P1905.GAR.104 A	AAP
Substation, Plans & Elevations	P1905.SUB.101 A	AAP

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Triple Carport, Plans & Elevations	P1905.CP.101 A	AAP
Double Carport, Plans & Elevations	P1905.CP.102	AAP
Cycle Store – Block 1, Plans & Elevations	P1905.CYC.101 A	AAP
Housetype Plans		
Type AL24 – Style 4, Floor & Roof Plans	P1905.AL24.101 A	AAP
Type AL24 – Style 4, Elevations - Brick	P1905.AL24.102 A	AAP
Type AL24 – Style 4, Floor & Roof Plans	P1905.AL24.103	AAP
Type AL24 – Style 4, Elevations - Brick	P1905.AL24.104	AAP
Type AL24 and AL24A – Style 4, Floor Plans	P1905.AL24.105 A	AAP
Type AL24 and AL24A – Style 4, Roof Plan	P1905.AL24.106 A	AAP
Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	P1905.AL24.107 A	AAP
Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	P1905.AL24.108 A	AAP
Type AL24 and AL24A – Style 4, Floor Plans	P1905.AL24.109 A	AAP
Type AL24 and AL24A – Style 4, Roof Plan	P1905.AL24.110 A	AAP
Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	P1905.AL24.111 A	AAP
Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	P1905.AL24.112 A	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.101 A	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.102 A	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.103	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.104	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.105	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.106	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.107	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.108	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1905.AL41.101 A	AAP
Type AL41 - Style 4, Elevations - Brick	P1905.AL41.102 A	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1905.AL41.103	AAP
Type AL41 - Style 4, Elevations - Brick	P1905.AL41.104	AAP
Block 1 – Style 1, Ground Floor Plan	P1905.BLK1.301 A	AAP
Block 1 – Style 1, First Floor Plan	P1905.BLK1.302 A	AAP
Block 1 – Style 1, Second Floor Plan	P1905.BLK1.303 A	AAP
Block 1 – Style 1, Roof Plan	P1905.BLK1.304 B	AAP
Block 1 – Style 1, Front and Internal Side Elevations	P1905.BLK1.305 B	AAP
Block 1 – Style 1, Rear and Side Elevations	P1905.BLK1.306 B	AAP
Block 2 – Style 1, Ground Floor Plan	P1905.BLK2.301	AAP
Block 2 – Style 1, First Floor Plan	P1905.BLK2.302	AAP
Block 2 – Style 1, Second Floor Plan	P1905.BLK2.303	AAP
Block 2 – Style 1, Roof Plan	P1905.BLK2.304	AAP
Block 2 – Style 1, Front Elevation	P1905.BLK2.305 A	AAP
Block 2 – Style 1, Side Elevation	P1905.BLK2.306 A	AAP

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Block 2 – Style 1, Rear Elevation	P1905.BLK2.307 A	AAP
Block 2 – Style 1, Secondary Front	P1905.BLK2.308 A	AAP
Block 3 – Style 1, Ground Floor Plan	P1905.BLK3.301	AAP
Block 3 – Style 1, First Floor Plan	P1905.BLK3.302	AAP
Block 3 – Style 1, Second Floor Plan	P1905.BLK3.303	AAP
Block 3 – Style 1, Roof Plan	P1905.BLK3.304	AAP
Block 3 – Style 1, Front Elevation	P1905.BLK3.305 A	AAP
Block 3 – Style 1, Secondary Front Elevation	P1905.BLK3.306 A	AAP
Block 3 – Style 1, Rear Elevation	P1905.BLK3.307 A	AAP
Block 3 – Style 1, Side Elevation	P1905.BLK3.308 A	AAP
Type H283 – Style 4, Floor & Roof Plans	P1905.H283.101	AAP
Type H283 – Style 4, Elevations - Brick	P1905.H283.102	AAP
Type H385A – Style 4, Floor & Roof Plans	P1905.H385A.101 A	AAP
Type H385A – Style 4, Elevations - Brick	P1905.H385A.102 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.101 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.102 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.103 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.104 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.105 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.106 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.107 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.108 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.109 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.110 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.111 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.112 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.113 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.114 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.115 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.116 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.117 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.118 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.119 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.120 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.121 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.122 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.123 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.124 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.125 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.126 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.127 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.128 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.129 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.130 A	AAP

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Type H482 – Style 1, Front & Side Elevations - Brick	P1905.H482.131 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Brick	P1905.H482.132 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.133 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.134 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.135 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.136 A	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.137 A	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.138 A	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.139 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.140 A	AAP
Type H482 – Style 1, Floor & Roof Plans	P1905.H482.141 A	AAP
Type H482 – Style 1, Front & Side Elevations - Brick	P1905.H482.142 A	AAP
Type H482 – Style 1, Rear & Side Elevations - Brick	P1905.H482.143 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.101 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.102 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.103 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.104 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.105 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.106 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.107 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.108 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.109 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.110 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.111 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.112 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.113 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.114 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.115 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.116 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.117 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.118 A	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.119 A	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.120 A	AAP
Type H486A – Style 1, Ground & First Floor Plans	P1905.H486A.101 A	AAP
Type H486A – Style 1, Second Floor & Roof Plans	P1905.H486A.102 A	AAP
Type H486A – Style 1, Front & Side Elevations	P1905.H486A.103 A	AAP
Type H486A – Style 1, Rear & Side Elevations	P1905.H486A.104 A	AAP
Type L255 - Style 4, Floor & Roof Plans	P1905.L255.101 A	AAP
Type L255 - Style 4, Elevations - Brick	P1905.L255.102 A	AAP
Type L256 – Style 1, Floor Plans	P1905.L256.101 A	AAP
Type L256 – Style 1, Roof Plan	P1905.L256.102 A	AAP
Type L256 – Style 1, Rear & Side Elevations - Render	P1905.L256.103 A	AAP
Type L256 – Style 1, Front & Side Elevations – Render	P1905.L256.104 A	AAP
Type L356 – Style 4, Floor & Roof Plans	P1905.L356.101 A	AAP

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Type L356 – Style 4, Elevations - Brick	P1905.L356.102 A	AAP
Type L356 – Style 4, Floor & Roof Plans	P1905.L356.103 A	AAP
Type L356 – Style 4, Elevations - Render	P1905.L356.104 A	
Type L358 - Style 4, Floor & Roof Plans	P1905.L358.103 A	AAP
Type L358 - Style 4, Elevations - Brick	P1905.L358.104 A	AAP
Type L358 - Style 4, Floor & Roof Plans	P1905.L358.105	AAP
Type L358 - Style 4, Elevations - Brick	P1905.L358.106 A	AAP
Type L358 - Style 4, Floor & Roof Plans	P1905.L358.107	AAP
Type L358 - Style 4, Elevations - Brick	P1905.L358.108 A	AAP
Type L360 - Style 4, Floor & Roof Plans	P1905.L360.101	AAP
Type L360 - Style 4, Elevations - Brick	P1905.L360.102 A	AAP
Type L360 - Style 5, Floor & Roof Plans	P1905.L360.103	AAP
Type L360 - Style 5, Elevations – Tile Hung	P1905.L360.104 A	AAP
Type L361 - Style 4, Elevations - Brick	P1905.L361.101 A	AAP
Type L361 - Style 4, Elevations - Brick	P1905.L361.102 A	AAP
Type L361 - Style 4, Floor & Roof Plans	P1905.L361.103	AAP
Type L361 - Style 4, Elevations - Render	P1905.L361.104 A	AAP
Type L361 - Style 4, Floor & Roof Plans	P1905.L361.105 A	AAP
Type L361 - Style 4, Elevations - Brick	P1905.L361.106 A	AAP
Type L361 - Style 4, Elevations - Brick	P1905.L361.107	AAP
Type L361 - Style 4, Elevations - Brick	P1905.L361.108	AAP
Type L362 - Style 4, Floor & Roof Plans	P1905.L362.101	AAP
Type L362 - Style 4, Elevations - Brick	P1905.L362.102 A	AAP
Type L367 - Style 4, Floor & Roof Plans	P1905.L367.101	AAP
Type L367 - Style 4, Front & Side Elevations - Render	P1905.L367.102 A	AAP
Type L367 - Style 4, Rear & Side Elevations - Render	P1905.L367.103 A	AAP
Type L367 - Style 1, Floor & Roof Plans	P1905.L367.104	AAP
Type L367 - Style 1, Front & Side Elevations - Brick	P1905.L367.105	AAP
Type L367 - Style 1, Rear & Side Elevations - Brick	P1905.L367.106	AAP
Type L367 - Style 1, Ground & First Floor Plans	P1905.L367.107	AAP
Type L367 - Style 1, Second Floor & Roof Plans	P1905.L367.108	AAP
Type L367 - Style 1, Front & Side Elevations - Render	P1905.L367.109	AAP
Type L367 - Style 1, Rear & Side Elevations - Render	P1905.L367.110	AAP
Type L367 - Style 1, Front & Side Elevations - Brick	P1905.L367.111	AAP
Type L367 - Style 1, Rear & Side Elevations - Brick	P1905.L367.112	AAP
Type L367 - Style 1, Ground & First Floor Plans	P1905.L367.113	AAP
Type L367 - Style 1, Second Floor & Roof Plans	P1905.L367.114	AAP
Type L367 - Style 1, Front & Side Elevations - Render	P1905.L367.115	AAP
Type L367 - Style 1, Rear & Side Elevations - Render	P1905.L367.116	AAP
Type L367 - Style 1, Front & Side Elevations - Brick	P1905.L367.117	AAP
Type L367 - Style 1, Rear & Side Elevations - Brick	P1905.L367.118	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.101	AAP
Type L454 – Style 4, Elevations - Brick	P1905.L454.102	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.103	AAP

Type L454 – Style 4, Elevations - Brick	P1905.L454.104 A	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.105	AAP
Type L454 – Style 4, Elevations - Brick	P1905.L454.106	AAP
Type L470 - Style 4, Floor & Roof Plans	P1905.L470.101 L470	AAP
Type L470 - Style 4, Elevations - Brick	P1905.L470.102 L470	AAP
Type L470 - Style 4, Floor & Roof Plans	P1905.L470.103 L470	AAP
Type L470 - Style 4, Elevations - Brick	P1905.L470.104 L470	AAP
Type L467 - Style 4, Floor & Roof Plans	P1905.L467.101	AAP
Type L467 - Style 4, Elevations - Brick	P1905.L467.102	AAP
Type L467 - Style 4, Elevations - Tile Hung	P1905.L467.103 A	AAP
Type L467 - Style 5, Floor & Roof Plans	P1905.L467.104	AAP
Type L467 - Style 5, Elevations - Tile Hung	P1905.L467.105	AAP
Type L472 – Style 5, Floor & Roof Plans	P1905.L472.101	AAP
Type L472 – Style 5, Elevations - Brick	P1905.L472.102	AAP
Type L472 – Style 5, Elevations - Tile Hung	P1905.L472.103	AAP
Type L472 – Style 4, Floor & Roof Plans	P1905.L472.104	AAP
Type L472 – Style 4, Elevations - Render	P1905.L472.106 A	AAP
Type L473 – Style 4, Floor & Roof Plans	P1905.L473.101	AAP
Type L473 – Style 4, Elevations - Brick	P1905.L473.102	AAP
Type L473 – Style 5, Floor & Roof Plans	P1905.L473.103	AAP
Type L473 – Style 5, Elevations - Brick	P1905.L473.104	AAP
Type LR – Style 1, Floor & Roof Plans	P1905.LR.101	AAP
Type LR – Style 1, Front & Side Elevations	P1905.LR.102	AAP
Type LR – Style 1, Rear & Side Elevations	P1905.LR.103	AAP
Type LR – Style 1, Floor & Roof Plans	P1905.LR.104	AAP
Type LR – Style 1, Front & Side Elevations	P1905.LR.105	AAP
Type LR – Style 1, Rear & Side Elevations	P1905.LR.106	AAP
Landscape Plans		
Landscape Masterplan	P24-2114_EN_50C	Pegasus
Play Space Landscape Masterplan	P24-2114_EN_51A	Pegasus
Open Space Typology	P24-2114_EN_52A	Pegasus
Civils		
General Arrangement	A389-R7&R13-RM-101 C	Abley Letchford
Highway Adoption Boundary	A389-R7&R13-RM-103 C	Abley Letchford
Lighting Lux Plan	A389-R7&R13-RM-121 A	Abley Letchford
Footbridge General Arrangement	A389-R7&R13-RM-111 A	
Engineering Layout	A389-R7&R13-RM-401 C	Abley Letchford
Drainage Strategy	A389-R7&R13-RM-501 C	Abley Letchford
Surface Water Catchment Plan (within drainage statement)	A389-R7&R13-RM-505 B	Abley Letchford
Foul Water Catchment Plan (within drainage statement)	A389-R7&R13-RM-506 B	Abley Letchford
Exceedance Routing Plan (within drainage statement)	A389-R7&R13-RM-507 B	Abley Letchford
Flood Depth Plan (within drainage statement)	A389-R7&R13-RM-508 A	Abley Letchford
Drainage Construction Details Sheet 1 of 2	A389-R7&R13-RM-511 A	Abley Letchford
Drainage Construction Details Sheet 2 of 2	A389-R7&R13-RM-512 A	Abley Letchford

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Foul Pumping Station General Arrangement	A389-R7&R13-RM-520 A	Abley Letchford
Basin Cross Sections	A389-R7&R13-RM-530 C	Abley Letchford
Swale Cross Sections	A389-R7&R13-RM-531 B	Abley Letchford
Materials Plan	A389-R7&R13-RM-701 C	Abley Letchford
Pedestrian and Cycle Movement Strategy	A389-R7&R13-PL-001 E	Abley Letchford
Junction Visibility	A389-R7&R13-PL-002 E	Abley Letchford
Fire Tender Swept Path Analysis	A389-R7&R13-PL-004 E	Abley Letchford
Car Swept Path Analysis	A389-R7&R13-PL-005 E	Abley Letchford
Pumping Station Swept Path Analysis	A389-R7&R13-PL-006 D	Abley Letchford
Pedestrian Visibility	A389-R7&R13-PL-007 C	Abley Letchford