

FAO Sophie Morris,
Development Management,
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Wokingham,
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nexusplanning.co.uk

02 May 2025

Application reference: 250399

Dear Sophie,

**RESERVED MATTERS APPLICATION – RE-SUBMISISON OF PLANS AND REPORTS
PHASE 2B, PARCEL R10, SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION**

We write in relation to the above application. In the period since the application was validated (February 2024) 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 submission drawings and reports.

Enclosed with this letter is an updated Drainage Schedule which sets out the references for the submitted plans and clearly identifies which plans have been amended by way of an updated revision number. The following reports have also been updated to reflect the amendments made:

- Electric Vehicle Note (RevB) prepared by AL; and
- Arboricultural Impact Assessment and Method Statement prepared by ACD.

Amendments to the Proposed Layout

Following on-going dialogue with yourself and the consultees, a number of changes have been made to the layout:

- All apartment buildings include external balconies. Wider balconies have been used on some blocks to add interest and variety to the elevations.
- Windows have been added to previous blank elevations on apartment buildings.
- Gable roof added to apartment 5.
- The render has been removed from the south elevation of Blocks 2 and 3.
- Roofs have been amended for AL32, L358 housetypes in accordance with the Design Code.
- Block 5 has been re-ordered so that all apartment related parking is in the courtyard.
- Plots with garages now have a separate cycle store in the garden.
- New pedestrian steps have been added onto the pavement along William Heelas Way opposite Block 5.
- The tax window in apartment 7 has been replaced with a window.
- Pedestrian gates have been added around parking courts for apartment 1-4.
- The material for the dormer window roofs in the apartment buildings has changed from white cladding to match with the roof colour.

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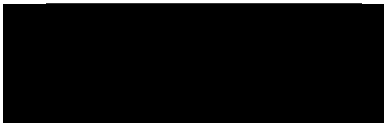
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The changes to the layout include the suggested changes from WBC Highways. A response note has been submitted which provides a response against each comment.

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

Principal Planner

Enter your direct contact details

Enc.

Drawing Schedule

Drawing Schedule (updated references in red)

Plan / Drawing Title	Reference	Consultant
Site Location Plan	P1914.R10.08 C	AAP
Proposed Presentation Layout	P1914.R10.00-AD	AAP
Proposed Planning Layout	P1914.R10.01-AG	AAP
Proposed Materials Layout	P1914.R10.02-Z	AAP
Proposed Storey Heights Layout	P1914.R10.03-S	AAP
Proposed Tenure Plan	P1914.R10.04-T	AAP
Proposed Parking Layout	P1914.R10.05-AA	AAP
Proposed Refuse Strategy Layout	P1914.R10.06-T	AAP
Proposed Enclosures Layout	P1914.R10.07-T	AAP
Proposed Cycle Parking Strategy Layout	P1914.R10.13-R	AAP
Proposed Layout with Parameter Plan Overlay	P1914.R10.14-P	AAP
Proposed Garden Depth Layout	P1914.R10.15-M	AAP
Proposed Layout with Character Area Overlay	P1914.R10.16-M	AAP
Proposed Plots Separation Distance Layout	P1914.R10.17-J	AAP
Streetscene Sheet 1 of 1	P1914.SS.101	AAP
Streetscene Sheet 2 of 2	P1914.SS.102	AAP
Carport	P1914.CP.101	AAP
Entrance Wall, Plans & Elevations	P1914.EW.101 R10	AAP
Single Garages Plans and Elevations	P1914.GAR.101	AAP
Double Garage Plan and Elevations	P1914.GAR.102	AAP
Double Garage Plan and Elevations	P1914.GAR.103	AAP
Sub Station, Plans & Elevations	P1914.SUB.101 R10	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L473.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L473.10	AAP
Type L467 - Style 5, Elevations - Render	P1914.L467.104	AAP
Type L467 - Style 5, Floor & Roof Plans	P1914.L467.103	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L467.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L467.101	AAP
Type L461 - Style 2, Elevations - Tile Hung	P1914.L461.103	AAP
Type L461 - Style 2, Elevations - Brick	P1914.L461.102	AAP
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.101	AAP
Type L456 - Style 4, Elevations - Brick	P1914.L456.104	AAP
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.103	AAP
Type L456 - Style 2, Elevations - Brick	P1914.L456.102	AAP
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.101	AAP
Type L454 - Style 4, Elevations - Brick	P1914.L454.107	AAP
Type L454 - Style 4, Floor & Roof Plans	P1914.L454.106	AAP
Type L454 - Style 5, Elevations - Brick	P1914.L454.105	AAP
Type L454 - Style 5, Floor & Roof Plans	P1914.L454.104	AAP
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.103	AAP
Type L454 - Style 2, Elevations - Brick	P1914.L454.102	AAP

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Type L454 - Style 2, Floor & Roof Plans	P1914.L454.101	AAP
Type L368 - Style 4, Elevations - Brick	P1914.L368.110	AAP
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.109	AAP
Type L368 - Style 2, Elevations - Brick	P1914.L368.108	AAP
Type L368 - Style 2, Floor & Roof Plans	P1914.L368.107	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.106	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.105	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.104	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.103	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.102	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.101	AAP
Type L367 - Style 4, Elevations - Render	P1914.L367.102	AAP
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.101	AAP
Type L363A - Style 5, Elevations - Brick	P1914.L363A.102	AAP
Type L363A - Style 5, Floor & Roof Plans	P1914.L363A.101	AAP
Type L363 - Style 5, Elevations - Brick	P1914.L363.102	AAP
Type L363 - Style 5, Floor & Roof Plans	P1914.L363.101	AAP
Type L362 - Style 2, Elevations - Render	P1914.L362.104	AAP
Type L362 - Style 4, Floor & Roof Plans	P1914.L362.103	AAP
Type L362 - Style 2, Elevations - Brick	P1914.L362.102	AAP
Type L362 - Style 2, Floor & Roof Plans	P1914.L362.101	AAP
Type L361 - Style 4, Elevations - Render	P1914.L361.106	AAP
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.104	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.103	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.102	AAP
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.101	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.110	AAP
Type L360 - Style 5, Elevations - Render	P1914.L360.109	AAP
Type L360 - Style 5, Elevations - Brick	P1914.L360.108	AAP
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.107	AAP
Type L360 - Style 4, Elevations - Render	P1914.L360.106	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.105	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.104	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.103	AAP
Type L360 - Style 2, Elevations - Brick	P1914.L360.102	AAP
Type L360 - Style 2, Floor & Roof Plans	P1914.L360.101	AAP
Type L358 - Style 5, Elevations - Render	P1914.L358.114	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.113	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.112	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.111	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.110	AAP
Type L358 - Style 4, Elevations - Brick	P1914.L358.109	AAP
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.108	AAP
Type L358 - Style 4, Elevations - Brick	P1914.L358.107	AAP

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Type L358 - Style 4, Floor & Roof Plans	P1914.L358.106	AAP
Type L358 - Style 2, Elevations - Tile Hung	P1914.L358.105	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.104	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.102	AAP
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.101	AAP
Type L358 - Style 2, Floor & Roof Plans 3	P1914.L358.103	AAP
Type L356 - Style 4, Elevations - Render	P1914.L356.104	AAP
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.103	AAP
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.102	AAP
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.101	AAP
Type L255A - Style 4, Plans & Elevations - Rnd	P1914.L255A.101	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.107	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.106	AAP
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.105	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.104	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.103	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.102	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.101	AAP
Type D - Style 1, Elevations - Brick	P1914.D.102	AAP
Type D - Style 1, Floor & Roof Plans	P1914.D.101	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.108-B	AAP
R10-Block 7 - Style4, Rear Elevation	P1914.BLK7.107-B	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.106-B	AAP
R10-Block 7 - Style4, Front Elevation	P1914.BLK7.105-B	AAP
R10-Block 7 - Style4, Roof Plan	P1914.BLK7.104-A	AAP
R10-Block 7 - Style4, Second Floor Plan	P1914.BLK7.103-A	AAP
R10-Block 7 - Style4, First Floor Plan	P1914.BLK7.102-A	AAP
R10-Block 7 - Style4, Ground Floor Plan	P1914.BLK7.101-A	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.108-B	AAP
R10-Block 6 - Style4, Rear Elevation	P1914.BLK6.107-B	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.106-B	AAP
R10-Block 6 - Style4, Front Elevation	P1914.BLK6.105-B	AAP
R10-Block 6 - Style4, Roof Plan	P1914.BLK6.104-A	AAP
R10-Block 6 - Style4, Second Floor Plan	P1914.BLK6.103-A	AAP
R10-Block 6 - Style4, First Floor Plan	P1914.BLK6.102-A	AAP
R10-Block 6 - Style4, Ground Floor Plan	P1914.BLK6.101-A	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.108-B	AAP
R10-Block 5 - Style1, Rear Elevation	P1914.BLK5.107-B	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.106-B	AAP
R10-Block 5 - Style1, Front Elevation	P1914.BLK5.105-B	AAP
R10-Block 5 - Style1, Roof Plan	P1914.BLK5.104-A	AAP
R10-Block 5 - Style1, Second Floor Plan	P1914.BLK5.103-A	AAP
R10-Block 5 - Style1, First Floor Plan	P1914.BLK5.102-A	AAP
R10-Block 5 - Style1, Ground Floor Plan	P1914.BLK5.101-A	AAP

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R10-Block 4 - Style3, Side Elevation	P1914.BLK4.109-B	AAP
R10-Block 4 - Style3, Rear Elevation	P1914.BLK4.108-B	AAP
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.107-B	AAP
R10-Block 4 - Style3, Front Elevation	P1914.BLK4.106-B	AAP
R10-Block 4 - Style3, Roof Plan	P1914.BLK4.105-A	AAP
R10-Block 4 - Style3, Third Floor Plan	P1914.BLK4.104-A	AAP
R10-Block 4 - Style3, Second Floor Plan	P1914.BLK4.103-A	AAP
R10-Block 4 - Style3, First Floor Plan	P1914.BLK4.102-A	AAP
R10-Block 4 - Style3, Ground Floor Plan	P1914.BLK4.101-A	AAP
R10-Block 3 - Style3, Rear Elevation	P1914.BLK3.108-B	AAP
R10-Block 3 - Style3, Side Elevations	P1914.BLK3.107-B	AAP
R10-Block 3 - Style3, Front Elevation	P1914.BLK3.106-B	AAP
R10-Block 3 - Style3, Roof Plan	P1914.BLK3.105-B	AAP
R10-Block 3 - Style3, Third Floor Plan	P1914.BLK3.104-A	AAP
R10-Block 3 - Style3, Second Floor Plan	P1914.BLK3.103-A	AAP
R10-Block 3 - Style3, First Floor Plan	P1914.BLK3.102-A	AAP
R10-Block 3 - Style3, Ground Floor Plan	P1914.BLK3.101-A	AAP
R10-Block 2 - Style3, Rear Elevation	P1914.BLK2.108-B	AAP
R10-Block 2 - Style3, Side Elevations	P1914.BLK2.107-B	AAP
R10-Block 2 - Style3, Front Elevation	P1914.BLK2.106-B	AAP
R10-Block 2 - Style3, Roof Plan	P1914.BLK2.105-A	AAP
R10-Block 2 - Style3, Third Floor Plan	P1914.BLK2.104-A	AAP
R10-Block 2 - Style3, Second Floor Plan	P1914.BLK2.103-A	AAP
R10-Block 2 - Style3, First Floor Plan	P1914.BLK2.102-A	AAP
R10-Block 2 - Style3, Ground Floor Plan	P1914.BLK2.101-A	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.109-B	AAP
R10-Block 1 - Style1, Rear Elevation	P1914.BLK1.108-B	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.106-B	AAP
R10-Block 1 - Style1, Front Elevation	P1914.BLK1.106-B	AAP
R10-Block 1 - Style1, Roof Plan	P1914.BLK1.105-A	AAP
R10-Block 1 - Style1, Third Floor Plan	P1914.BLK1.104-A	AAP
R10-Block 1 - Style1, Second Floor Plan	P1914.BLK1.103-A	AAP
R10-Block 1 - Style1, First Floor Plan	P1914.BLK1.102-A	AAP
R10-Block 1 - Style1, Ground Floor Plan	P1914.BLK1.101-A	AAP
Type B1 - Style 1, Elevations - Brick	P1914.B1.102	AAP
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.101	AAP
Type AL41 - Style 4, Elevations - Render	P1914.AL41.102	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.101	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.107	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.106	AAP
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.105	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.104	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.103	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.102	AAP

Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.101	AAP
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.102	AAP
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.101	AAP
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.106-A	
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.105-A	
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.104-B	AAP
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.103-B	AAP
Type AL32A - Style 2, Plans & Elevations - Tile	P1914.AL32A.102	AAP
Type AL32A - Style 2, Plans & Elevations - Brk	P1914.AL32A.101-B	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.102	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.101	AAP
Type AL24A - Style 4, Plans & Elevations - Brk	P1914.AL24A.101	AAP
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.102	AAP
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.101	AAP
Type A - Style 1, Elevations - Render	P1914.A.105	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.104	AAP
Type A - Style 1, Elevations - Render	P1914.A.103	AAP
Type A - Style 1, Elevations - Brick	P1914.A.102	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.101	AAP
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.102	AAP
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.101	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.101	AAP
Type L358A - Style 5, Elevations – Brick	P1914.L358A.102	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.103	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.104	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.105	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.106	AAP
Type L358A - Style 5, Elevations - Render	P1914.L358A.107	AAP
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.108	AAP
Type L358A - Style 5, Elevations - Brick	P1914.L358A.109	AAP
Landscape Plans		
Landscape Masterplan	P24-2114_EN_001A	Pegasus
Detailed POS Soft Landscaping Plan	P24-2114_EN_003A	Pegasus
Detailed POS Hard Landscaping Plan	P24-2114_EN_008A	Pegasus
Detailed On-Plot Landscape Proposals Sheet 1	P24-2114_EN_002_R10B Sheet 1	Pegasus
Detailed On-Plot Landscape Proposals Sheet 2	P24-2114_EN_002_R10B Sheet 2	Pegasus
Detailed On-Plot Landscape Proposals Sheet 3	P24-2114_EN_002_R10B Sheet 3	Pegasus
Detailed On-Plot Landscape Proposals Sheet 4	P24-2114_EN_002_R10B Sheet 4	Pegasus
Detailed On-Plot Landscape Proposals Sheet 5	P24-2114_EN_002_R10B Sheet 5	Pegasus
Detailed On-Plot Landscape Proposals Sheet 6	P24-2114_EN_002_R10B Sheet 6	Pegasus
Detailed On-Plot Landscape Proposals Sheet 7	P24-2114_EN_002_R10B Sheet 7	Pegasus
Basin Sections	P24-2114_EN_12-01	Pegasus
Basin Sections	P24-2114_EN_12-02	Pegasus

Civils		
Adoption Boundary	A389-R10-RM-103 B	AL
Lighting Lux Plans	A389-R10-RM-121 A	AL
Drainage Strategy	A389-R10-RM-501 B	AL
Surface Water Catchment Plan	A389-R10-RM-505 B	AL
Foul Water Catchment Plan	A389-R10-RM-506 B	AL
Exceedance Route Plan	A389-R10-RM-507 B	AL
Drainage Details Sheet 1	A389-R10-RM-511 A	AL
Drainage Details Sheet 2	A389-R10-RM-512 A	AL
Drainage Details Sheet 3	A389-R10-RM-513 A	AL
Pumping Station General Arrangement	A389-R10-RM-520 A	AL
Basin Cross Sections	A389-R10-RM-530 B	AL
Highways		
Driveway Intervisibility Splays	A389-106 P2 R10	AL
Car Parking Swept Path Analysis	A389-096 P3	AL
Walk and Cycle Strategy	A389-091 P4	AL
Visibility Assessment	A389-082 P5 R10	AL
R10 swept path - fire tender	A389-067 P10	AL
Swept Path - Refuse	A389-066 P8 R10	AL