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17 March 2025

Our Ref: 40442

Planning Portal Ref: PP-13837195

Dear ██████████

**Submission of Discharge of Condition Application – Conditions 11, 14, 32, 45, 60
Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location**

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Condition 36 (Construction Environmental Management Plan (CEMP)) pursuant to full planning permission reference 191068.

Condition 11 states:

No development (including laying of the SANG) shall take place in each phase until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels has been submitted to and approved in writing by the local planning authority. Finished floor levels of all buildings shall be at least 300mm above the 1% plus 35% climate change allowance flood level identified within the as built hydraulic model. The approved scheme shall be fully implemented prior to the occupation of the building(s) or the land being brought into use.

The submitted plans demonstrate the finished floor levels for each building and the finished roof levels. Finished floor levels are at least 300mm above the 1% plus 35% climate change allowance flood level as identified in the as-built hydraulic model.

Condition 14 states:

No development or other operation shall commence until an Arboricultural Method Statement and Scheme of Works for the relevant phase which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority.

No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

a) No operations in that phase shall commence in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

The enclosed Arboricultural impact Assessment and Method Statement prepared by ACD Environmental provides the detailed method statement for including protection measures to existing trees. Appendix 1 of the report confirms the location for tree protection fencing and sensitive excavation.

Condition 32 states:

Development shall not commence in each phase until details of any proposed points of connection, including any connection into a drainage system or ordinary watercourse on third party land, have been submitted to and approved in writing by the Local Planning Authority and no discharge of surface water from the site shall be accepted into the public system until the drainage works have been completed in accordance with the approved details. The details shall demonstrate any connections onto third party land have the approval of the third-party landowner and that the system immediately downstream is clear from obstruction.

The proposed Drainage Statement prepared by ALP submitted under application 250399 demonstrate the proposed points of connection for the surface water drainage scheme. Basins R10a and R10b will discharge into the existing ditch along the western edge of the development. This ditch flows from east to west through the development parcel then through a culvert below the Eastern Gateway before ultimately joining the Emm Brook watercourse.

Condition 45 states:

Reserved matters shall provide for an interconnected network for routes for pedestrians and cyclists based on the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, where relevant the Design Brief pursuant to condition 5 and a Pedestrian and Cycle Strategy that has first been submitted to and approved in writing by the Local Planning Authority. Provision shall be made in accordance with these approved details and the approved phasing pursuant to condition 3.

The proposed layout includes a series of interconnected networks for routes for pedestrians and cyclists as set out in the approved Design Code and the site wide access and movement strategy. The Design Compliance Statement which accompanies the reserved matters application (ref. 250399) defines the type and location of routes and connections for both pedestrians and cyclists within the wider scheme. The detailed masterplan provides certainty that connections to future parcels and off-site networks will allow users for all ages and abilities to move safely and conveniently. Links are

provided north to south from the consented Link Road and east to west connecting into Parcel R14 to the east and R11 to the south-west.

Condition 60 states:

Prior to the commencement of development within a phase, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage, lighting and implementation strategy for that phase shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the implementation strategy and approved details to road base level before the relevant development is occupied and the final wearing course will be provided within 3 months of occupation of the relevant development, unless other minor variations are agreed in writing by the Local Planning Authority.

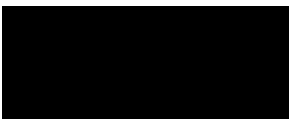
Details are submitted which demonstrate the proposed road and footways construction including surfacing materials, site wide levels, and locations for lighting columns.

The following documents are submitted in support of this application:

- A389-091 P2 - Walk and Cycle Strategy
- A389-R10-RM-101 A General Arrangement
- A389-R10-RM-151 A Longitudinal Sections Sheet 1
- A389-R10-RM-152 A Longitudinal Sections Sheet 2
- A389-R10-RM-153 A Longitudinal Sections Sheet 3
- A389-R10-RM-154 A Longitudinal Sections Sheet 4
- A389-R10-RM-155 A Longitudinal Sections Sheet 5
- A389-R10-RM-401 A Engineering Layout
- A389-R10-RM-701 A Materials Plan
- A389-R10-RM-711 Highway Construction Details Sheet 1
- A389-R10-RM-712 Highway Construction Details Sheet 2
- P1914.R10.23 Proposed Ridge Level Layout
- Arb Impact Assessment & Method Statement 31.01.25 ref. MILL24614aiaams

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



Stefania Petrosino MRTPI
Principal Planner

