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11 August 2026

Our Ref: 35956c
Planning Portal Ref: **PP-15131713**

Dear Emy,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY OUTLINE CONDITIONS 51A AND 51C
PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SWSDL)**

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to partially discharge Condition 51 pursuant to hybrid planning permission reference 191068.

Condition 51 relates to the off-site mitigation and junction capacity works required by the hybrid planning permission. The Applicants have proactively met with council planning and highways officers to discuss various proposals for these schemes prior to the submission of this condition discharge application.

The hybrid consent is subject to a S106 agreement signed by all parties. Annex 12 of the S106 contains the Infrastructure Delivery Plan ('IDP') which identifies the items of infrastructure required to support developments of Phases 2a, 2b, and 3 of the SWSDL. The IDP as defined in the S106 specifies the total cost of each item of infrastructure along with a description for each scheme. The costs are where relevant apportioned to each item of infrastructure to the relevant Phase/developer. The Applicants have given due consideration to the requirements of the IDP along with the feedback from officers. The submitted plans reflect these discussions.

The table below lists the plans submitted to discharge the following conditions:

No.	Condition Wording	Plans Submitted
51	Off-site Junction Works Off-site mitigation and junction capacity works shall be provided at the junctions of:	• A389-S278-J01-001 C1 Section 278 Site Location Plan • A389-S278-J01-101 C1 Section 278 General Arrangement • A389-S278-J01-111 C1 Section 278 Swept Path Analysis • A389-S278-J01-201 C1 Section 278 Site Clearance Plan • A389-S278-J01-501 C1 Section 278 Proposed Levels and Drainage • A389-S278-J01-601 C1 Section 278 Highway Construction Details • A389-S278-J01-701 C1 Section 278 Materials, Kerb Types, Lines and Signs • A389-S278-J01-901 C1 Section 278 Agreement Plan
	a) Barkham Road / Barkham Street (Junction 1); c) Barkham Road / Molly Millars Lane (Junction 2); in accordance with the phasing established by condition 3 and details that have first been submitted to and approved in writing by the Local Planning Authority.	• A389-S278-J02-001 C1 Section 278 Location Plan • A389-S278-J02-101 C2 General Arrangement • A389-S278-J02-111 C1 Section 278 Swept Path Analysis • A389-S278-J02-201 C1 Site Clearance Plan • A389-S278-J02-501 C2 Levels and Drainage Plan • A389-S278-J02-601 C2 Section 278 Highway Construction Details • A389-S278-J02-701 C2 Section 278 Materials, Kerb Types, Lines and Signs • A389-S278-J02-901 C1 S278 Agreement Plan

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate