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11 August 2026

Our Ref: 35956c  
Planning Portal Ref: **PP-15131718**

Dear Emy,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY OUTLINE CONDITIONS 52C, 52E, 52F, 52G  
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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 52  | <b>Off-site Pedestrian and Cycle Provision</b><br>Off-site pedestrian and cycle and associated enhancement works comprising improvements on:<br><br>c) Easthampstead Road north of the junction with Waterloo Road to and including Peach Street (unless superseded by a | <ul style="list-style-type: none"> <li>A389-S278-A1-01 P5 S278 Area A1 - Peach Street Off Site Footway Mitigation</li> <li>A389-S278-A1-02 P3 S278 Area A1 - Construction Details</li> <li>A389-S278-A1-03 P2 S278 Area A1 - Site Location Plan</li> <li>A389-S278-A1-05 P4 S278 Area A1 - Section 278 Agreement Plan</li> <li>A389-S278-A2-02 C2 S278 Area A2 - Off Site Footway Mitigation</li> <li>A389-S278-A2-03 C2 S278 Area A2 - Off Site Footway Mitigation</li> <li>A389-S278-A2-04 C2 S278 Area A2 - Off Site Footway Mitigation</li> </ul> |

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|  |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>wider environmental improvement scheme), and the side road junctions of Easthampstead Road with Westcott Road, Denton Road, Goodchild Road, Moles Close, Murdoch Road, Southlands Road, Waterloo Road and Starmead Drive;</p>                                                                                            | <ul style="list-style-type: none"> <li>• A389-S278-A2-05 C2 S278 Area A2 - Off Site Footway Mitigation</li> <li>• A389-S278-A2-06 C2 S278 Area A2 - Off Site Footway Mitigation</li> <li>• A389-S278-A2-07 C2 S278 Area A2 - Construction Details</li> <li>• A389-S278-A2-08 C2 S278 Area A2 - Section 278 Agreement Plan</li> <li>• A389-S278-A2-09 C1 S278 Area A2 - Vehicle Tracking</li> </ul>                                                                                                                                                                                                                                                                                                                                                                     |
|  | <p>e) Waterloo Road, Rances Lane and London Road, including junctions with Seaford Road and Waterloo Crescent;</p> <p>g) Waterloo Road and Clay Lane;</p>                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• A389-S278-D-01 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-02 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-03 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-04 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-05 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-06 C2 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-07 C1 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-08 C1 S278 Area D - Off Site Footway Mitigation</li> <li>• A389-S278-D-09 C2 S278 Area D - Construction Details</li> <li>• A389-S278-D-10 C2 S278 Area D - Section 278 Agreement Plan</li> </ul> |
|  | <p>f) Goodchild Road, Westcott Road and Seaford Road, including junctions with School Road, Orchard Close and London Road;</p> <p>shall be implemented 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.</p> | <ul style="list-style-type: none"> <li>• A389-S278-F-01 C2 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-02 C2 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-03 C2 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-04 C2 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-05 C2 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-06 C1 S278 Area F - Off Site Footway Mitigation</li> <li>• A389-S278-F-07 C2 S278 Area F - Construction Details</li> <li>• A389-S278-F-08 C2 S278 Area F - Section 278 Agreement Plan</li> <li>• A389-S278-F-09 C1 S278 Area F - Vehicle Tracking</li> </ul>                                                                                   |

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