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Our Ref: 40846

03 December 2025

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION (PLANNING PORTAL REFERENCE: PP-14520104)

On behalf of my client, Countryside Properties (UK) Ltd, please find enclosed an application for approval of details reserved by conditions attached to hybrid planning permission S/OUT/13/1555/EDSN.

Context

Kier Ventures Ltd and Miller Homes Ltd obtained hybrid planning permission for Phase 2b of the SDL on 19th July 2024 (WBC Ref: 191068). The description of development is:

"Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. – To be read in conjunction with applications 190900 & 190914."

The permission is subject to sixty-six planning conditions and the provisions of a Section 106 Agreement with Wokingham Borough Council ('WBC') and a number of other parties dated 19th October 2024.

Reserved matters approval for 343 dwellings on Parcel R11 was subsequently granted on 23rd September 2025 (LPA Ref: 250678).

Submission

The table below lists the conditions from the hybrid planning permission (WBC ref: 191068) for which details are being submitted in respect of Parcel R11.

London

Birmingham

Bristol

Manchester

Reading

No.	Requirement	Information submitted to discharge Condition
36.	Construction Environmental Management Plan (CEMP)	<ul style="list-style-type: none"> CEMP (Construction Method) Con 36 Appendix A - VG-TBT-SHE-019 Noise and Vibration Con 36 Appendix B - VG-TBT-SHE-013 Dust and Air Quality Con 36 Appendix C – GROUP-VIS-S-EX-D2-A-FC-0213A-REV 00 Con 36 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1012-REV 01 Con 36 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1013-REV 01 Con 36 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1014-REV 01 Con 36 Appendix E – GROUP-VIS-S-EX-D2-A-FC-0213-REV 00 Con 36 Appendix F – South Wokingham R11 Compound Layout Con 36 Appendix G – Site Construction Traffic Routes Con 36 Appendix J – Construction Traffic Management Plan Con 36 Appendix K - Temp Construction Access

The application was submitted through the Planning Portal (Reference: **PP-14520104**) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely

Jess Jutton

Assistant Planner

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