

Emy Circuit  
Planning Services  
Wokingham Borough Council  
PO Box 157  
Shute End  
Wokingham  
RG40 1WR

Reading  
3rd Floor, Suite 2  
Apex Plaza  
3 Forbury Road  
Reading RG1 1AX  
[nexusplanning.co.uk](http://nexusplanning.co.uk)

24 September 2026

Our Ref: 35956c

WBC Ref: 260027

Dear Emy,

**PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION– SUBMISSION OF DISCHARGE OF HOLME PARK SUITABLE ALTERNATIVE NATURAL GREENSPACE (“SANG”), PHASE 2B, SOUTH WOKINGHAM SDL**

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit revised details in relation to conditions 11, 14, 15, 16, 17, 19, 21, 23, 30, 32, 35, 36, 59 of hybrid planning permission ref. 191068. This submission relation to Holme Park SANG of Phase 2b South Wokingham Strategic Distribution Location.

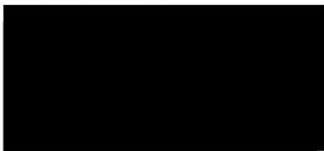
These revisions have been made in response to statutory consultee comments received between January and April 2026 on application reference 260027 and should be read alongside the ‘26.09.22 Holme Park SANG 200027 - Response Tracker’ document prepared by Nexus.

The enclosed document schedule sets out the latest document and drawing references submitted pursuant to each condition.

A separate submission will be made for Condition 25.

I trust this information is acceptable and that the application can be determined without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



**Stefania Petrosino MRTPI**  
Associate

Enc:  
Document Schedule

## Document Schedule

Updated references are shown in **Red** (September 2026).

|    | Condition     | Plan Submitted                                                                            | Submission Date   |
|----|---------------|-------------------------------------------------------------------------------------------|-------------------|
| 11 | Levels Survey | Holme Park SANG General Overview Plan (drawing no. A389-SANG-001 Rev P5, dated Sept 2024) | 7 January 2026    |
|    |               | A389-SANG-101 P3 General Arrangement Sheet 1                                              | 11 September 2026 |
|    |               | A389-SANG-102 P4 General Arrangement Sheet 2                                              | 11 September 2026 |
|    |               | A389-SANG-103 P4 General Arrangement Sheet 3                                              | 11 September 2026 |
|    |               | A389-SANG-104 P5 General Arrangement Sheet 4                                              | 11 September 2026 |
|    |               | A389-SANG-105 P5 General Arrangement Sheet 5                                              | 11 September 2026 |
|    |               | A389-SANG-106 P3 General Arrangement Sheet 6                                              | 11 September 2026 |
|    |               | A389-SANG-107 P4 General Arrangement Sheet 7                                              | 11 September 2026 |
|    |               | A389-SANG-108 P4 General Arrangement Sheet 8                                              | 11 September 2026 |
|    |               | A389-SANG-109 P6 General Arrangement Sheet 9                                              | 11 September 2026 |
|    |               | A389-SANG-110 P4 General Arrangement Sheet 10                                             | 11 September 2026 |
|    |               | A389-SANG-120 P3 General Arrangement Sheet 11                                             | 11 September 2026 |
|    |               | A389-SANG-121 P3 General Arrangement Sheet 12                                             | 11 September 2026 |
|    |               | A389-SANG-122 P2 General Arrangement Sheet 13                                             | 11 September 2026 |
|    |               | A389-SANG-801 P1 Setting Out-Sheet 1                                                      | 11 September 2026 |
|    |               | A389-SANG-802 P1 Setting Out-Sheet 2                                                      | 11 September 2026 |
|    |               | A389-R022B SANG Levels Technical Note                                                     | 11 September 2026 |
| 14 |               | Arboricultural Method Statement (document PRI24132amsB)                                   | 11 September 2026 |

|    |                                                     |                                                                                |                   |
|----|-----------------------------------------------------|--------------------------------------------------------------------------------|-------------------|
|    | Arboricultural Method Statement and Scheme of Works | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 1 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 2 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 3 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 4 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 5 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 6 of 7                    | 11 September 2026 |
|    |                                                     | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 7 of 7                    | 11 September 2026 |
|    |                                                     | Tree Survey (ref. 12345ts SANG, dated 12 August 2025)                          | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 1 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 2 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 3 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 4 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 5 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 6 of 7                         | 7 January 2026    |
|    |                                                     | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 7 of 7                         | 7 January 2026    |
| 15 | Landscape, Ecology and Green Infrastructure         | P19-0052_EN_63C Hard & Soft Landscape Specification                            | 11 September 2026 |
|    |                                                     | P19-0052_139C-01 Holme Park SANG - Detailed Soft Landscaping Proposals Sht1of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-02 Holme Park SANG - Detailed Soft Landscaping Proposals Sht2of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-03 Holme Park SANG - Detailed Soft Landscaping Proposals Sht3of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-04 Holme Park SANG - Detailed Soft Landscaping Proposals Sht4of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-05 Holme Park SANG - Detailed Soft Landscaping Proposals Sht5of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-06 Holme Park SANG - Detailed Soft Landscaping Proposals Sht6of7 | 11 September 2026 |
|    |                                                     | P19-0052_139C-07 Holme Park SANG - Detailed Soft Landscaping Proposals Sht7of7 | 11 September 2026 |

|  |                                                                                           |                   |
|--|-------------------------------------------------------------------------------------------|-------------------|
|  | P19-0052_EN_141B Holme Park SANG Phasing Strategy                                         | 11 September 2026 |
|  | P19-0052_EN_145C LLAP Detailed Landscape Proposals                                        | 11 September 2026 |
|  | P19-0052_EN_146C Boundary Treatment and Street Furniture                                  | 11 September 2026 |
|  | Holme Park SANG Tree Pit Details (drawing no. P19-0052_EN_151, dated 08/09/2025)          | 7 January 2026    |
|  | Holme Park SANG General Overview Plan (drawing no. A389-SANG-001 Rev P5, dated Sept 2024) | 7 January 2026    |
|  | A389-SANG-101 P3 General Arrangement Sheet 1                                              | 11 September 2026 |
|  | A389-SANG-102 P4 General Arrangement Sheet 2                                              | 11 September 2026 |
|  | A389-SANG-103 P4 General Arrangement Sheet 3                                              | 11 September 2026 |
|  | A389-SANG-104 P5 General Arrangement Sheet 4                                              | 11 September 2026 |
|  | A389-SANG-105 P5 General Arrangement Sheet 5                                              | 11 September 2026 |
|  | A389-SANG-106 P3 General Arrangement Sheet 6                                              | 11 September 2026 |
|  | A389-SANG-107 P4 General Arrangement Sheet 7                                              | 11 September 2026 |
|  | A389-SANG-108 P4 General Arrangement Sheet 8                                              | 11 September 2026 |
|  | A389-SANG-109 P6 General Arrangement Sheet 9                                              | 11 September 2026 |
|  | A389-SANG-110 P4 General Arrangement Sheet 10                                             | 11 September 2026 |
|  | A389-SANG-120 P3 General Arrangement Sheet 11                                             | 11 September 2026 |
|  | A389-SANG-121 P3 General Arrangement Sheet 12                                             | 11 September 2026 |
|  | A389-SANG-122 P2 General Arrangement Sheet 13                                             | 11 September 2026 |
|  | A389-SANG-111 P5 Footbridge General Arrangement                                           | 7 January 2026    |

|    |                                                 |                                                                                               |                   |
|----|-------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------|
|    |                                                 | A389-SANG-112 P2 Footbridge General Arrangement                                               | 7 January 2026    |
|    |                                                 | A389-SANG-113 P4 Footbridge General Arrangement                                               | 7 January 2026    |
|    |                                                 | A389-SANG-114 P5 Footbridge General Arrangement                                               | 7 January 2026    |
|    |                                                 | A389-SANG-711 P3 Construction Details Sheet 1                                                 | 11 September 2026 |
|    |                                                 | A389-SANG-712 P5 Construction Details Sheet 2                                                 | 11 September 2026 |
|    |                                                 | Holme Park SANG, South Wokingham – Ecological Mitigation Strategy Rev 1 (dated December 2025) | 7 January 2026    |
|    |                                                 | P19-0052_172 Footpath Comparison                                                              | 11 September 2026 |
| 16 | Landscape and Ecological Management Plan (LEMP) | P19-0052_06E Holme Park SANG LEMP                                                             | 11 September 2026 |
|    |                                                 | P19-0052_EN_141B Holme Park SANG Phasing Strategy                                             | 11 September 2026 |
| 17 | Woodland Management Plan                        | PRI24132 Woodland Management Plan B                                                           | 11 September 2026 |
| 19 | SANG Footpath / Tree Survey                     | Arboricultural Method Statement (PRI24132amsB)                                                | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 1 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 2 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 3 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 4 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 5 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 6 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Protection Plan PRI24132-03B Phase 2 SANG-Sheet 7 of 7                                   | 11 September 2026 |
|    |                                                 | Tree Survey (ref. 12345ts SANG, dated 12 August 2025)                                         | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 1 of 7                                        | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 2 of 7                                        | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 3 of 7                                        | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 4 of 7                                        | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 5 of 7                                        | 7 January 2026    |
|    |                                                 | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 6 of 7                                        | 7 January 2026    |

|    |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                 |
|----|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|    |                                                  | Tree Survey Plan PRI24132-01 Phase 2 SANG-Sheet 7 of 7                                                                                                                                                                                                                                                                                                                                                                                         | 7 January 2026                  |
| 21 | Pipeline under the Ancient Semi-Natural Woodland | Arboricultural Method Statement (Pipeline) (ref. PRI24132ams Pipeline, dated 28/08/2025)                                                                                                                                                                                                                                                                                                                                                       | 7 January 2026                  |
|    |                                                  | Tree Protection Plan (drawing no. PRI24132-03 Phase 2B Pipeline Sheets 1 and 2 of 2, dated 28/08/2025)                                                                                                                                                                                                                                                                                                                                         | 7 January 2026                  |
|    |                                                  | A389-R021B SANG Conditions Engineer Technical Note                                                                                                                                                                                                                                                                                                                                                                                             | 11 September 2026               |
|    |                                                  | PRI24132-03 Phase 2 Pipeline                                                                                                                                                                                                                                                                                                                                                                                                                   | 11 September 2026               |
| 23 | Biodiversity Net Gain                            | <ul style="list-style-type: none"> <li>Biodiversity Net Gain Design Stage Report by ECOSA Rev 2 (ref. 20.0032.F2) (dated September 2026)</li> <li>Holme Park SANG, South Wokingham – DEFRA Metric 3.1 (dated 10/12/2025)</li> </ul>                                                                                                                                                                                                            | 11 September 2026               |
| 30 | SuDS                                             | <p>A389-R021B SANG Conditions Engineer Technical Note</p> <p>Note: the approved plans named in the above technical note are submitted for reference:</p> <ul style="list-style-type: none"> <li>Ordinary Watercourse Connection Points – Technical Note, ref WMHP-TG-SRWG1-TN-DD-0509 dated 17/08/21</li> <li>Surface Water Management, Adoption and Maintenance Plan, ref WMHP-TG-SRWG1-RP-DD-0508</li> </ul>                                 | 11 September 2026               |
| 32 | Points of Connection                             | <p>A389-R021B SANG Conditions Engineer Technical Note</p> <p>Note: the approved plans named in the above technical note are submitted for reference:</p> <ul style="list-style-type: none"> <li>Ordinary Watercourse Connection Points – Technical Note, ref WMHP-TG-SRWG1-TN-DD-0509 dated 17/08/21</li> <li>Surface Water Management, Adoption and Maintenance Plan, ref WMHP-TG-SRWG1-RP-DD-0508</li> </ul>                                 | 11 September 2026               |
| 35 | Drainage (Maintenance)                           | <p>A389-R021B SANG Conditions Engineer Technical Note</p> <p>Note: the approved plans named in the above technical note are submitted for reference:</p> <ul style="list-style-type: none"> <li>Ordinary Watercourse Connection Points – Technical Note, ref WMHP-TG-SRWG1-TN-DD-0509 dated 17/08/21</li> <li>Surface Water Management, Adoption and Maintenance Plan, ref WMHP-TG-SRWG1-RP-DD-0509</li> <li>SANG.gpkg (Shape file)</li> </ul> | 11 September 2026               |
| 36 | Construction Environmental Management Plan       | A389-R010 Construction Environmental Management Plan v5                                                                                                                                                                                                                                                                                                                                                                                        | 22 <sup>nd</sup> September 2026 |

|    |                                           |                                                                                |                   |
|----|-------------------------------------------|--------------------------------------------------------------------------------|-------------------|
| 44 | Contaminated Land                         | Technical Note (GE23234-TN01-250701, dated 01/07/2025)                         | 7 January 2026    |
|    |                                           | Site Walkover Inspection (GE22937/SA02/241220)                                 | 3 February 2026   |
|    |                                           | Ground Investigation Report (GE23796/GIR/MAY26)                                | 21 May 2026       |
| 59 | SANG Temporary Access and Visitor Parking | P19-0052_139C-06 Holme Park SANG - Detailed Soft Landscaping Proposals Sht6of7 | 11 September 2026 |