

Development Management & Compliance
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1BN

16 October 2026

Our ref: TR/GR/9225

H.W Hyde & Son, Land at The Nursery and 53 New Road, Ruscombe, Wokingham, RG10 9LN

Full application for the proposed phase erection of 18 no. dwellings with associated access / highway works, tree works and landscaping, following demolition of the existing dwellings and buildings / structures. LPA ref 262368.

Dear Development Management & Compliance,

Introduction

I am writing with respect to the Council's letter of 8th October 2026 indicating that the application submitted as described above was invalid for a number of reasons. This letter and the enclosures provided therefore address the matters identified which will therefore enable the Council to complete the validation of the submission. I would be grateful if this could be confirmed and I await your response on this matter.

With respect to the various matters identified in the Council's letter of 8th October 2026, the following are the response:

1. Baseline Habitat and the other Plans within the Ecological Impact Assessment (pages 41-43) are now provided to scale with this specified. They are at 1:1000 on A4.
2. Proposed Site Layout Plan showed widened access onto New Road which was outside of the red site outline. A revised site layout is provided with this submission. An amended application form is included with Certificate B completed. As noted in the Council's letter, where the proposed site layout and associated red line plan was included in other technical reports, this has been updated to ensure consistency. This is the reason why the pack of revised reports is greater than that implied by the validation list. This includes revisions to the Heritage Assessment and the Planning Statement.
3. The watermark on the Detailed Soft Landscaping Proposals and Detailed Hard Landscaping Proposals has been removed as requested.

4. The existing site survey and existing floor plans are now legible and are to scale as requested.
5. The elevations and floor plans to 53 New Road are included as requested.
6. Specific details of the dwellings proposed for plots 8, 9, 11 and 12 are supplied, removing the reference to "handed".
7. Corrected elevation for plot 10 is provided to show the rooflight.
8. The CIL Plan now includes a key to explain the drawing. For clarity it is now called "New Road – Phasing Plan A" and provides details of the split in phasing terms as covered by the description of development for the proposal. For clarification, the phasing split between A and B cross refers to the "custom house" potential for plot 18 as described in paragraph 5.5 of the Planning Statement.
9. In response to the request for four further documents to enable registration, the following is relevant:
 - a) Transport Assessment - We have checked with our Highways Consultant. They do not believe that a Transport Assessment is required for development of this scale. Policy TR6 (1) (a) of NPPF states that development proposals that are likely to generate significant amounts of movement should be supported by a transport statement or transport assessment (depending on the extent and significance of the transport issues involved). There are no significant transport issues generated by a development of 18 dwellings within a residential area. Therefore, a Transport Statement is appropriate and has been supplied.
 - b) Sustainability Statement - Please find attached a revised Energy Statement ref. 3103S-06-RP-001-04 with section 5 incorporating a Sustainability Statement.
 - c) Electric Vehicle Charging Strategy - Please find attached an electric vehicle Charging strategy document ref. 040_PL_EVstrategy_101 attached.
 - d) Surface and Foul Water Drainage Assessment - We have checked with our engineers Banners Gate, who confirm that the Surface and Foul Water Drainage Assessment is covered via a combination of the Drainage Strategy drawing and the calculation submitted as part of the engineers' package ref. 26106 -SA04 Soakaway 2026.09.30

Whilst the above provides responses to the matters listed which had resulted in the application being invalid, for clarity, this updated submission includes the following plans and technical reports which collectively address the matters above.

Reports

- Revised Planning Application form includes Certificate B)
- Revised Planning Statement
- Preliminary Risk Assessment (Phase 1) and Site Investigation and Generic Qualitative Risk Assessment (phase 2) (Aviron) (Ref 25-297.01 Rev 3)

- Energy & Sustainability Assessment (SEES) (Ref 3103S-06-RP-001-04)
- Soakaway Sizing (Banners Gate) (Ref SA02)
- Archaeological Desk Based Assessment (Ref HNR26/166)
- Transport Statement
- Electric Vehicle Charging Strategy

Plans - Proposed

- Location Plan (Ref P26-15-100)
- Site Layout (ref P26-15-S-101)
- Context Plan (Ref P26-S-102)
- Street Scene & Site Section (Ref P26-15-S-103)
- Illustrative Watercolour View (Ref P26-15-S-104)
- Plots 1-5 floor plans and elevations (Ref P26-15-S-110)
- Plots 6 & 7 floor plans and elevations (Ref P26-15-S-111)
- Plot 8 floor plan and elevations (Ref P26-15-S-112)
- Plot 9 floor plan and elevations (Ref P26-15-S-113)
- Plot 10 floor plan and elevations (Ref P26-15-S-114)
- Plot 11 floor plan and elevations (Ref P26-15-S-115)
- Plot 12 floor plan and elevations (Ref P26-15-S-116)
- Plot 13 floor plan and elevations (Ref P26-15-S-117)
- Plots 14 & 15 floor plans and elevations (Ref P26-15-S-118)
- Plot 16 floor plan and elevations (Ref P26-15-S-119)
- Plot 17 floor plan and elevations (Ref P26-15-S-120)
- Plot 18 floor plan and elevations (Ref P26-15-S-121)
- Drainage Strategy Plan (Ref 26106-BGC-DS01Rev B)
- External Levels & Features Plan (Ref 26106-BGC-PL02 Rev B)
- Drive Swept Path Analysis Plan – Refuse vehicle (Ref 26106-BGC-PL03 Rev B)
- Drive Swept Path Analysis Plan – Fire Tender (Ref 26106-BGC-PL04 Rev B)
- Drive Swept Path Analysis Plan – Private Car (Ref 26106-BGC-PL05 Rev B)
- Hyde Nursery Phasing Plan
- BNG Baseline (Ref WEST25231)
- Habitat Creation Plan (Ref WEST25231)
- UK Habitat Creation Plan (Ref WEST25231)
- Detailed Soft Landscape Proposals (Sheets 1 & 2) (Ref WEST25231-12)
- Detailed Hard Landscaping Proposals (Ref WEST25231-13)

Plans – Existing

- Existing Site survey (Ref RUSC2601)
- Existing outline elevations (Ref RUSC2602_A)
- Existing floor plan and elevations of 53 New Rd (Building 12) (Ref 040_PL_no53_101)

The Plans and Reports are included in the email alongside this letter.

As indicated at the start of this letter, all the additional information or clarifications requested by the Council to enable validation of the application are included. Therefore, I await confirmation that the application is now valid and look forward to receiving the Council's agreement of this.

If there are any queries, please do not hesitate to contact the writer.

Yours faithfully,

Woolf Bond Planning

Woolf Bond Planning Ltd.

Encs.