

30 August 2024
Our Ref: 21.1032/CR/CP

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Dear Sir / Madam,

Re: Submission of Planning Application – Land East of Easthampstead Road, Wokingham

On behalf of my client, Nicholas King New Homes Ltd (hereafter 'NKH'), please find enclosed an outline planning application (with all matters reserved apart from the main site access from Easthampstead Road) for residential development in relation to Land East of Easthampstead Road, Wokingham, also known as Pearces Farm.

The description of development, as set out on the application form, is as follows:

'Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site.'

The application has been submitted via the Planning Portal (ref: PP-12848354).

Background

The application site forms part of a proposed strategic allocation, as identified in the emerging Local Plan Update / Local Plan 2040. The proposed allocation is known as either 'Land to the East of Easthampstead Road and West of Old Wokingham Road' or, alternatively, the 'South Wokingham Strategic Development Location (SDL) Extension'.

Within the proposed SDL Extension there are two controlling parties, NKH (a housebuilder) and Lightwood Strategic ('Lightwood', a land promoter). NKH controls Land East of Easthampstead Road / Pearces Farm, whilst Lightwood controls the balance (and greater part) of the land, known as Priors Farm.

NKH and Lightwood have collaborated closely to develop a coherent approach to development across the wider SDL Extension site. This means that both parties can bring forward their separate planning applications at approximately the same time. These submissions, taken together fully encompass the SDL extension area.

Furthermore, whilst separate planning applications are submitted, a joint Environmental Statement (ES) has been prepared which encompasses them. This will ensure that the overall impact of development within the SDL extension can be assessed and mitigated comprehensively.



Under this umbrella, three separate planning applications are being submitted. These are as follows:

- a) *An Outline Planning Application for up to 180 units with all matters reserved (except access to the site) by Nicholas King New Homes Ltd (“NKH Site”) (i.e., the application to which this Planning Statement pertains);*
- b) *A Hybrid Planning Application seeking Outline permission for up to 850 units with all matters reserved (except access to the site) and a full application for SANG land and associated facilities by Lightwood Strategic (“Lightwood Site”); and*
- c) *A Full (detailed) Planning Application to provide a vehicular crossing across Byway 30 to allow access for the two parcels of land comprising the South Wokingham SDL Extension and Active Travel Connections to the Byway to the north from the Lightwood Site and to the south from the NKH site.*

Application Documents and Application Fee

The following application drawings and documents are submitted in support of the application:

Table 1: Drawings for Approval

Drawing Title	Drawing Reference
Site Location Plan	NICH210436-SLP-02
Access and Movement Parameter Plan	NICH210436-AMPP-01-P3
Storey Heights Parameter Plan	NICH210436-SHPP-01-P5
Land Use Parameter Plan	NICH210436-LUPP-01-P4
Main Western Access Easthampstead Road	A218-014-P3

Table 2: Drawings for Illustrative Purposes

Drawing Title	Drawing Reference
Illustrative Masterplan	NICH210436 SL-01 P1
Illustrative Landscape Masterplan (Sheets 1 and 2)	Edp7438_d035F
GI Land Budget Plan	Edp7438_d034E

Table 3: Application Documents

Topic	Documents Provided	ES Chapter	Prepared By
Agricultural Land	Agricultural Land Assessment	No	Kernons
Air Quality	Air Quality Assessment	Yes	Air Quality Consultants Ltd
Arboriculture	Arboricultural Impact Assessment (submitted in four parts)	No	Quaife Woodlands
Archaeological and Heritage	Archaeological and Heritage Assessment	Yes	Environmental Dimension Partnership (EDP) Ltd
Biodiversity	Ecological Impact Assessment	Yes	Ethos Environmental Planning
BNG	BNG Statutory Metric, Existing Habitats Plan, proposed Habitats Plan	No	Ethos Environmental Planning
Design	Design and Access Statement	No	Thrive
Environmental Impact Assessment	Environmental Statement (ES) comprising main text, appendices and Non-technical summary	N/A	Consultant Team
Energy and Sustainability	Energy Report	No	Energist
Flood Risk	Flood Risk Assessment and Drainage Strategy	Yes	Abley Letchford Partnership Ltd
Ground Conditions	Phase 1 Ground Condition Report	Yes	Omnia Consulting
Landscape	Landscape and Visual Impact Assessment - contained within ES Chapter 11 and associated appendices	Yes	Environmental Dimension Partnership Ltd
Noise	Noise Impact Assessment	Yes	Omnia Consulting
Planning	Planning Statement	No	Boyer

Community Involvement	Statement of Community Involvement	No	Boyer
Transport and Access	Transport Assessment	Yes	Abley Letchford Partnership Ltd
Utilities	Utilities Report (submitted in five parts)	No	Abley Letchford Partnership Ltd
Waste Management	Included within the DAS	No	Thrive

The application fee of £24,617 has been paid via the Planning Portal.

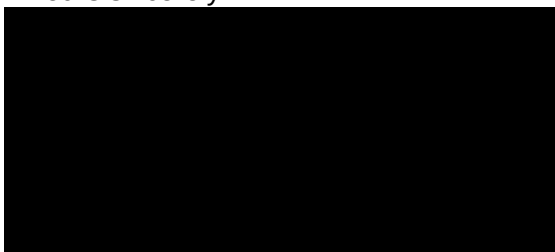
Summary

The submitted suite of documents demonstrates that the proposed development will fully accord with national and local planning policies to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information or wish to discuss, please do not hesitate to contact me on the details below.

Yours sincerely



Christopher Roberts
Associate Director

