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25 September 2024

Our Ref: 35956

Planning Portal Ref: PP-13438041

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 48 (Public Transport Strategy)

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge Condition 48 (Public Transport Strategy) pursuant to full planning permission reference 191068, following discussions held with Officers.

Condition 48 (Public Transport Strategy) states:

“Before first occupation of any dwelling within the development hereby approved details of a phased Interim Public Transport Strategy, to cover the period between first occupation and implementation of the long-term Public Transport strategy secured by the S106, shall be submitted to and approved in writing by the Local Planning Authority and the Strategy shall be implemented in accordance with the approved details.

Reason: to ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 & CP21; and the South Wokingham SDL SPD.”

As set out in the accompanying letter prepared by Craig Rawlinson of Pegasus Group (ref. P19-1525TR/CMR/LD), a comprehensive Public Transport Strategy for the South Wokingham Strategic Development Location was prepared between the highways consultant and the public transport specialist on behalf of the applicants, and the local bus operators and Council’s Highways Authority during the course of the outline application.

The Strategy included a preferred permanent bus route and a temporary route in the event that the route is brought into use prior to the SWDR being completed.

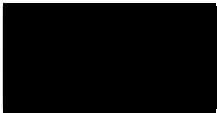
It has been agreed that a contribution (£1,925,601.00) will be made by the applicants through Section 106 obligations to fund the Council delivering the permanent and temporary bus links. It has been agreed in discussions with Officers that the Council will prepare its own Public Transport Strategy.

As such, the information provided confirms accordance with the requirements set out in Condition 48.

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

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

Yours sincerely



Matt Harris
Associate Planner

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