



Boyer

23 March 2026
Our Ref: 25.1034

Development Control
Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Building 1
Meadows Business Park
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Planning Portal Reference: PP-14541036

Re: Submission under the Town and Country Planning Act 1990 (as amended) for Full Application Approval in relation to Land at Pinewood Campus, Nine Mile Ride, Wokingham, RG40 3EW

On behalf of our clients, Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited, we are pleased to submit a Full planning application in relation to Land at Pinewood Campus, Nine Mile Ride, Wokingham, RG40 3EW.

In summary, the proposed development comprises of the following:

- Up to 136 homes, including 82 market homes and 54 affordable homes;
- Associated parking provision;
- Landscaping and public open space;
- Drainage infrastructure;
- Highway improvements;
- Suitable Alternative Natural Greenspace (SANG);
- Ancillary works; and
- Demolition of the existing office campus.

The Site

The site extends to approximately 11.4 hectares and comprises a long private driveway from Nine Mile Ride leading to an office building currently occupied by Johnson & Johnson, with associated hardstanding for parking, areas of soft landscaping including scattered trees, and an ancillary all-weather playing surface. The developed area is surrounded by mature woodland containing walking routes throughout.

The site lies within the Countryside adjoining the development limits of Crowthorne, and is located approximately 950 metres south of the South Wokingham Strategic Development



Location, which is yet to be completed. Access is taken via the long private driveway from Nine Mile Ride, which runs to the south of the site.

The Proposed Development

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

“Full application for the proposed erection of 136 dwellings (use class C3) together with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works. Following demolition of existing office campus.”

Application Documents and Application Fee

A list of the application documents and drawings which have been submitted in support of this application is set out below:

Planning Documents

Document Title	Reference Number	Consultant
Application Form	NA	Boyer
CIL Form	NA	
Covering Letter	NA	
Planning Statement	NA	

Architectural/Design Documents

Document Title	Reference Number	Consultant
Design and Access Statement (Parts 1-2)	MCB-XX-XX-DR-A-0010 D5-P1	McBains
Housetype Ascott Plot 49 as shown and Plot 48 handed	MCB-ZZ-ZZ-DR-A-0105 D5-P01	
Housetype Ascott Plots 103,104 as shown Plots 101,102 handed	MCB-ZZ-ZZ-DR-A-0106 D5-P01	
Housetype Charleston Plots 129,130 as shown Plot 131 handed	MCB-ZZ-ZZ-DR-A-0107 D5-P01	
Housetype Charleston Plots 5,50 as shown Plots 24,47 handed	MCB-ZZ-ZZ-DR-A-0108 D5-P01	



Housetype Frogmore Plot 8 as shown Plot 7 handed	MCB-ZZ-ZZ-DR-A-0109 D5-P01	
Housetype Frogmore lot 53 as shown Plots 25,41,42,43,52,112,113,114,115 handed	MCB-ZZ-ZZ-DR-A-0110 D5-P01	
Housetype Gosford Rear Patio Door Plot 51 as shown	MCB-ZZ-ZZ-DR-A-0111 D5-P01	
Housetype Gosford Side Patio Door Plot 23 as shown Plot 6 handed	MCB-ZZ-ZZ-DR-A-0112 D5-P01	
Housetype Wootton Plot 22 as shown	MCB-ZZ-ZZ-DR-A-0113 D5-P01	
Housetype Wootton Plot 3 as shown	MCB-ZZ-ZZ-DR-A-0114 D5-P01	
Housetype Wootton Plots 18,19 as shown	MCB-ZZ-ZZ-DR-A-0115 D5-P01	
Housetype Penshurst Plot 133 as shown Plot 105 handed	MCB-ZZ-ZZ-DR-A-0116 D5-P01	
Housetype Penshurst Plot 9 as shown	MCB-ZZ-ZZ-DR-A-0117 D5-P01	
Housetype Chawton lot 111 as shown Plots 4,54,55 handed	MCB-ZZ-ZZ-DR-A-0118 D5-P01	
Housetype Chawton Plots 108,109 as shown	MCB-ZZ-ZZ-DR-A-0119 D5-P01	
Housetype Chawton Plot 16 handed	MCB-ZZ-ZZ-DR-A-0120 D5-P01	
Housetype Arlington Plots 2 as shown Plots 44,45 handed	MCB-ZZ-ZZ-DR-A-0121 D5-P01	
Housetype Arlington Plot 14 as shown Plot 13 handed	MCB-ZZ-ZZ-DR-A-0122 D5-P01	
Housetype Goodwood Plot 122 handed	MCB-ZZ-ZZ-DR-A-0123 D5-P01	



Housetype Goodwood Plot 135 as shown	MCB-ZZ-ZZ-DR-A-0124 D5-P01	
Housetype Goodwood Plot 11 as shown Plot 127 handed	MCB-ZZ-ZZ-DR-A-0125 D5-P01	
Housetype Lydford Plot 120 handed	MCB-ZZ-ZZ-DR-A-0126 D5-P01	
Housetype Lydford Plot 123 as shown Plots 12,128 handed	MCB-ZZ-ZZ-DR-A-0127 D5-P01	
Housetype Lancaster Plot 1 as shown	MCB-ZZ-ZZ-DR-A-0128 D5-P01	
Housetype Lancaster Plot 116 as shown	MCB-ZZ-ZZ-DR-A-0129 D5-P01	
Housetype Lancaster Plot 110 as shown Plots 21,46 handed	MCB-ZZ-ZZ-DR-A-0130 D5-P01	
Housetype Chartwell Plot 132 as shown	MCB-ZZ-ZZ-DR-A-0131 D5-P01	
Housetype Chartwell Plot 106 as shown Plots 15,117,118,134 handed	MCB-ZZ-ZZ-DR-A-0132 D5-P01	
Housetype Chartwell Plots 10,17,126 as shown Plot 20 handed	MCB-ZZ-ZZ-DR-A-0133 D5-P01	
Housetype Kingston Plot 121 handed	MCB-ZZ-ZZ-DR-A-0134 D5-P01	
Housetype Kingston Plot 124 as shown	MCB-ZZ-ZZ-DR-A-0135 D5-P01	
Housetype Hawthorn Plot 119 as shown Plot 107 handed	MCB-ZZ-ZZ-DR-A-0136 D5-P01	
Housetype Hawthorn Plot 119 as shown Plot 107 handed	MCB-ZZ-ZZ-DR-A-0137 D5-P01	
Housetype Blenheim Plot 136 as shown Plot 125 handed	MCB-ZZ-ZZ-DR-A-0138 D5-P01	
Housetype Blenheim Plot 136 as shown	MCB-ZZ-ZZ-DR-A-0139 D5-P01	



Housetype Blenheim Plot 125 handed	MCB-ZZ-ZZ-DR-A-0140 D5-P01	
Housetype 2x2B M4(2) and 4x2B Flats Plots 35-40 as shown	MCB-ZZ-ZZ-DR-A-0141 D5-P01	
Housetype 2x2B M4(2) and 4x2B Flats Plots 35-40 as shown	MCB-ZZ-ZZ-DR-A-0142 D5-P01	
Housetype 2x2B M4(2) and 4x2B Flats Plots 35-40 as shown	MCB-ZZ-ZZ-DR-A-0143 D5-P01	
Housetype 2x2B M4(2) and 4x2B Flats Plots 35-40 as shown	MCB-ZZ-ZZ-DR-A-0144 D5-P01	
Housetype 2x2B M4(2) and 4x2B Flats Plots 35-40 as shown	MCB-ZZ-ZZ-DR-A-0145 D5-P01	
Housetype Belmont Plot 30 handed	MCB-ZZ-ZZ-DR-A-0150 D5-P01	
Housetype Belmont Plot 69 as shown Plot 88 handed	MCB-ZZ-ZZ-DR-A-0151 D5-P01	
Housetype Bedford Plots 31,32 as shown	MCB-ZZ-ZZ-DR-A-0152 D5-P01	
Housetype Bedford M4 (2) Plots 26,27 as shown Plots 28,29,33,34 handed	MCB-ZZ-ZZ-DR-A-0153 D5-P01	
Housetype Hertford Plot 80 as shown Plots 78,79 handed	MCB-ZZ-ZZ-DR-A-0154 D5-P01	
Housetype Taunton M4(2) Plots 86,87 as shown Plots 84,85 handed	MCB-ZZ-ZZ-DR-A-0155 D5-P01	
Housetype Parham Plots 72,73 as shown Plots 70,71 handed	MCB-ZZ-ZZ-DR-A-0156 D5-P01	
Housetype Parham Plots 58,59 as shown Plots 56,57 handed	MCB-ZZ-ZZ-DR-A-0157 D5-P01	
Housetype Bedford Plus Plots 75,77,83 as shown Plots 74,76,81,82 handed	MCB-ZZ-ZZ-DR-A-0158 D5-P01	



Housetype Bedford Plus Plot 100 as shown Plots 98,99 handed	MCB-ZZ-ZZ-DR-A-0159 D5-P01	
Housetype 6xAF1B-3xAF2B Flats Plots 89-97 as shown Plots 60-68 handed	MCB-ZZ-ZZ-DR-A-0160 D5-P01	
Housetype 6xAF1B-3xAF2B Flats Plots 89-97 as shown Plots 60-68 handed	MCB-ZZ-ZZ-DR-A-0161 D5-P01	
Housetype 6xAF1B-3xAF2B Flats Plots 89-97 as shown Plots 60-68 handed	MCB-ZZ-ZZ-DR-A-0162 D5-P01	
Housetype 6xAF1B-3xAF2B Flats Plots 89-97 as shown Plots 60-68 handed	MCB-ZZ-ZZ-DR-A-0163 D5-P01	
Housetype 6xAF1B-3xAF2B Flats Plots 89-97 as shown Plots 60-68 handed	MCB-ZZ-ZZ-DR-A-0164 D5-P01	
Single Garage Twin Garage	MCB-ZZ-ZZ-DR-A-0170 D5-P01	
Double Garage Sales Garage	MCB-ZZ-ZZ-DR-A-0171 D5-P01	
Bin and Bike Storage	MCB-ZZ-ZZ-DR-A-0172 D5-P01	
Substation	MCB-ZZ-ZZ-DR-A-0174 D5-P01	
Site Location Plan	MCB-XX-ZZ-DR-A-0200 D5-P01	
Site Layout Plan Wider Context	MCB-ZZ-ZZ-DR-A-0230 D5-P01	
External Materials and Boundary Treatment Plan	MCB-ZZ-ZZ-DR-A-0231 D5-P01	
Surfacing Materials Plan	MCB-ZZ-ZZ-DR-A-0232 D5-P01	
Parking Strategy Plan	MCB-ZZ-ZZ-DR-A-0233 D5-P01	
Refuse Strategy Plan	MCB-ZZ-ZZ-DR-A-0235 D5-P01	
Affordable Tenure Plan	MCB-ZZ-ZZ-DR-A-0236 D5-P01	
Garden Sizes Plan	MCB-ZZ-ZZ-DR-A-0237 D5-P01	
Housing Mix Plan	MCB-ZZ-ZZ-DR-A-0237 D5-P01	
Accommodation Schedule	NA	



Illustrative Streetscenes AA-BB	MCB-ZZ-ZZ-DR-A-0270 D5-P1	
Illustrative Streetscenes CC-DD-EE	MCB-ZZ-ZZ-DR-A-0271 D5-P1	

Drainage Documents

Document Title	Reference Number	Consultant
Flood Risk Assessment and Development Drainage Strategy (Parts 1-5)	TSH/RP/0063/7507 Rev B	MJA Consulting

Highways Documents

Document Title	Reference Number	Consultant
Travel Plan	569.0001/TP/1	Paul Basham Associates
Transport Statement	569.0001/TS/1	

Archaeology Documents

Document Title	Reference Number	Consultant
Preliminary Mineral Resource Assessment	NA	Wardrop Minerals Management Limited

Landscape Documents

Document Title	Reference Number	Consultant
Central Open Space Plan	Pr-1158.LSP_COS.003 Rev B	Align
Tree Strategy Plan	Pr-1158.LSP_TS.004 Rev B	
Overarching Landscape Plan	Pr-1158.LSP_TS.004 Rev B	
Landscape and Visual Impact Assessment	Pr-1158.LVIA.003	
Open Space Plan	Pr-1158.OSP.005	
Landscape Strategy Plan	Pr-1158.LSP_TS.004 Rev D	



Arboricultural Documents

Document Title	Reference Number	Consultant
Arboricultural Report and Tree Condition Survey	1125-101045 Rev 1	Ruskins Tree Consultancy
Tree Survey Plans (Sheets 1-8) (Parts 1-2)	TSP Rev 2	

Ecology Documents

Document Title	Reference Number	Consultant
Ecological Impact Assessment (Parts 1-2)	33/61-3D	Ecological Planning & Research Ltd
SANG Creation Management Plan	33/61-D	
BNG Metric Baseline Habitats	NA	
Statutory Biodiversity Metric	NA	
Statutory Biodiversity Metric Condition Assessment	NA	

Energy Documents

Document Title	Reference Number	Consultant
Energy Statement	009891 Rev B	FES Group

Existing Surveys

Document Title	Reference Number	Consultant
Existing Elevations – Sheet 1 External Elevations	PL 021	Chetwoods Architects
Existing Elevations – Sheet 1 Courtyard Elevations	PL 0220	
Existing First Floor Plan	PL 0110 A	



Existing Roof Plan	PL 0130 A	
Existing Second Floor Plans	PL 0120 A	
Existing Ground Floor Plan	PL 0100 A	
Topographical Survey Sheets 1-8	36437	

Ground Investigation Documents

Document Title	Reference Number	Consultant
Ground Investigation	J24324 Rev 0	Geotechnical & Environmental Associates Limited

Community Engagement Documents

Document Title	Reference Number	Consultant
Statement of Community Involvement	NA	Fairthorn Consultancy

Lighting Documents

Document Title	Reference Number	Consultant
Environmental Impact Assessment & Lighting Design Category Selection Process	20118 Rev R1	MMA Lighting Consultancy
Private Street Lighting Design Sheet 1 of 2	MMA20118/001 Rev R1	
Private Street Lighting Design Sheet 2 of 2	MMA20118/002 Rev R1	
Private Proposed Lighting - Equipment Schedule	Rev R1	
Private Proposed Lighting - Risk Assessment	Rev R1	
Proposed Private Lighting Design	Rev R1	



Outdoor Lighting Report	Rev R1	
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Daylight/Sunlight Documents

Document Title	Reference Number	Consultant
Daylight and Sunlight Report	NA	Consil

Marketing Documents

Document Title	Reference Number	Consultant
Marketing Report	NA	Bray Fox Smith

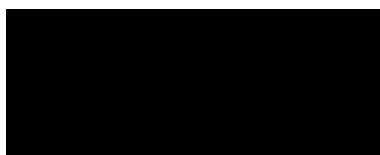
Waste Documents

Document Title	Reference Number	Consultant
Site Waste Management Plan	SWMP132-25	Hughes & Salvidge

The application fee of £47,724.00 has been paid directly to Wokingham Borough Council via the Planning Portal.

We look forward to receiving your formal acknowledgment and validation of this application and trust you have sufficient information to favourably consider this full planning application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



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