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Our Ref: 40846

14 October 2026

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION (PLANNING PORTAL REFERENCE: PP-15291444)

On behalf of my client, Vistry Southern, please find enclosed an application for approval of details reserved by conditions attached to hybrid planning permission 191068, for Parcel R11 of the South Wokingham Strategic Development Location.

Context

A hybrid planning application with all matters reserved (except principal means of access to the highways) was granted planning permission (LPA Ref: 191068) on 19th July 2024. The description of development is as follows:

> *"Mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park."*

The hybrid application was subject to sixty-six planning conditions and the provisions of a Section 106 agreements with Wokingham Borough Council.

Reserved matters approval for 343 dwellings and associated infrastructure was subsequently granted on 23rd September 2025 (LPA Reference: 250678). A non-material amendment application relating to the number and location of visitor parking spaces was subsequently approved on 25th August 2026 (LPA Reference: 261798).

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Submission

The table below lists the conditions from the hybrid planning permission (WBC ref: 191068) for which details are being submitted in respect of Parcel R11.

No.	Requirement	Information submitted to discharge Condition
25iii.	No phase of development shall be occupied or brought into use until the site investigation and post-investigation assessment have been completed for that phase, in accordance with the programme set out in the Written Scheme of Investigation approved under i) above, and provision for the analysis, publication and dissemination of results and archive deposition has been secured.	• South Wokingham Strategic Development, Area 1 Archaeological Excavation Report (Reference V.1, 27 August 2026) Note: This application provides details to discharge part iii) of Condition 25 for Parcel R11. The details to discharge Part i) in respect of Parcel R11 were approved on 12th December 2025 (Ref: 252620).
35.	No phase of development shall be brought into use or occupied until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and approved in writing by Local Planning Authority. The plan should include details of: i. arrangements to secure the operation of the scheme throughout its lifetime including adoption by a Private Management Company, WBC or a Statutory Undertaker; ii. maintenance access; iii. a method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, the materials to be used and standard of work; and iv. a GIS shape file for the drainage system serving the site. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.	• SUDS Maintenance Note (A389-R026A, 12 October 2026) • R11 Drainage.gpkg (GIS Shape File)
56.	Prior to the first occupation of any dwelling in each phase, a Parking Management Strategy for the management of on-street parking shall be submitted to and approved in writing by the local planning authority.	**For Approval:** • Parking Management Strategy Layout P1904.R11.24 **For Reference:** • Overall Conveyance (7371-MJA-R11-XX-DR-C-3000 P2)

The application was submitted through the Planning Portal (Reference: **PP-15291444**) and the prescribed fee has been paid. I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely

Jess Jutton
Assistant Planner