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27 February 2025

Our Ref: 35956

Planning Portal Ref: PP-13798378

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 3 - Phasing

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to discharge Condition 3 (Phasing) pursuant to full planning permission reference 191068.

Condition 3 states:

"Before or concurrent with submission of the first application pursuant to reserved matters details of the phasing of development, including the coordinated delivery of the on and off-site infrastructure required to support it, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details shall define the development to be delivered in each phase including:

- i) the number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development;*
- ii) the number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing;*
- iii) the size and type of market dwellings in general accordance with the Wokingham Borough Local Housing Needs Assessment 2019 Report of Findings (January 2020) or any policy and guidance that supersedes it;*
- iv) on-site public open space;*
- v) the neighbourhood centre incorporating civic space;*
- vi) phasing of delivery of the movement network to facilitate sustainable access for residents to key on and off-site destinations, including SANG, play areas, schools and bus stops within the SDL;*
- vii) parking for SANG visitors prior to the permanent provision in the neighbourhood centre becoming operational;*
- viii) timing and delivery of the flood compensation works associated with the SWDR*
- ix) timing of the delivery of the drainage and SuDS in relation to the development it is to serve;*
- x) public art pursuant to condition 8;*
- xi) early delivery of landscaping required to mitigate the impact upon the listed buildings Britton's Farmhouse (Grade II) and Barn (Grade II), Lock's House (Grade II*) and Lock's Barn (Grade II) and Wood's Farm (Grade II);*
- xii) undergrounding of the overhead electricity apparatus;*

xiii) on and off-site highway works necessary to mitigate the impact of the development pursuant to conditions 50, 51 & 52;
xiv) a car club pursuant to condition 49;
xv) implementation of the public transport strategy pursuant to condition 48 including details of the bus route.

Reason: to ensure comprehensive planning and timely delivery infrastructure required to support the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17, CP21 and Appendix 7; and the South Wokingham SDL SPD. Details are required prior to commencement to ensure coordinated and timely delivery."

To discharge this condition the following information is submitted:

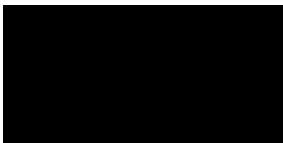
- Condition 3 – Phasing by Pegasus Group (ref. P19-0052_EN_1199 Rev D, dated February 2025)

The submission of the above document accords with the requirements set out in Condition 3.

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

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