

FAO Emy Circuit
Development Management,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1BN

Reading
3rd Floor, Suite 3
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

11 September 2026

Our Ref: 35956
Planning Portal Ref: PP-15220580

Dear Emy,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY OUTLINE CONDITIONS 51B
PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SWSDL)**

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to partially discharge Condition 51 pursuant to hybrid planning permission reference 191068.

Condition 51 relates to the off-site mitigation and junction capacity works required by the hybrid planning permission. Condition 51 B specifically refers to mitigation required at Bearwood Road/Barkham Road. Analysis of the transport assessment submitted with the outline planning permission confirms that the forecast increase in traffic at the junction would result in a limited operational impact, with delays increasing by no more than approximately three seconds during the peak period. The assessment has been discussed with WBC Highways officers who agree that any proposed scheme would result in encouraging additional traffic on the surrounding highway network. As such, no works to the junction are proposed. The attached technical note summarises the relevant sections of the outline transport assessment.

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate