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18 December 2025

Planning Portal Ref: PP-14483216

To whom it may concern,

**SUBMISSION OF RESERVED MATTERS APPLICATION
PHASE 2B, PARCELS R7 & R13, SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION**

On behalf of our client, Miller Homes, we hereby submit a reserved matters planning application development at Phase 2b, Parcels R7 & R13, South Wokingham Strategic Development Location.

In July 2024 hybrid planning permission (planning reference: 19068) was granted by the Council at Phase 2b of the South Wokingham Strategic Development Location for up to 1,434 dwellings, a primary school, local centre, public open space and play areas, and associated infrastructure.

Condition 1 of the hybrid consent requires the approval of details for internal access arrangements, layout, scale, appearance, and landscaping ('the reserved matters') prior to commencement of development within each phase. This reserved matters application seeks approval for Parcels R7 & R13 of the development comprising 215 dwellings. The description of development is:

Reserved matters application pursuant to condition 1 attached to planning permission ref. 191068, for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Accordingly, please find enclosed the following documents which comprise the reserved matters application and supporting information:

- Planning Statement prepared by Nexus Planning;
- Affordable Housing Scheme prepared by Nexus Planning
- Completed application form and certificate;
- Completed Community Infrastructure Form 1;
- Statement of Community Involvement prepared by Marengo Comms;
- Site Location Plan (ref. P1905.R07.R13.08);
- Application Drawings (as listed on the enclosed Drawing Schedule);
- Design Code Compliance Statement prepared by Pegasus; (to follow post submission)
- Heritage Assessment (December 2025) prepared by Pegasus;
- Drainage Strategy prepared by AL;
- Transport Statement inc. the WBC Parking Demand Calculation Spreadsheet prepared by Abley Letchford;

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- Electric Vehicle Charging Strategy prepared by Abley Letchford;
- Ecology Report inc, Bord and Box Plan prepared by Ecosa;
- Noise Impact Assessment prepared by Phlourm;
- Arboricultural Impact Assessment and Method Statement prepared by ACD;
- Energy Statement prepared by Energy and Design;
- Employment Skills Plan prepared by Jackson Rowe; and
- Site Waste Management Plan prepared by Miller Homes (to follow post submission).

In accordance with WBC's requirements for planning applications, this cover letter also sets out how the scheme will meet the requirements of the Equality Act (2010). An Equality Impact Assessment is enclosed at the end of this letter.

We look forward to a positive decision on the application in due course; in the meantime, should you require any additional information or clarification then please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate

Enc.

1. Drawing Schedule
2. Equality Impact Assessment

1. Drawing Schedule

Plan / Drawing Title	Reference	Consultant
Proposed Location Plan	P1905.R07.R13.08	AAP
Proposed Presentation Layout	P1914.R10.00	AAP
Proposed Materials Layout	P1905.R07.R13.02	AAP
Proposed Storey Heights Layout	P1905.R07.R13.03	AAP
Proposed Tenure Plan	P1905.R07.R13.04	AAP
Proposed Parking Layout	P1905.R07.R13.05	AAP
Proposed Refuse Strategy Layout	P1905.R07.R13.06	AAP
Proposed Enclosures Layout	P1905.R07.R13.07	AAP
Proposed Cycle Parking Strategy Layout	P1905.R07.R13.09	AAP
Proposed Layout with Parameter Plan Overlay	P1905.R07.R13.10	AAP
Proposed Layout with Character Area Overlay	P1905.R07.R13.11	AAP
Proposed Garden Depth Layout	P1905.R07.R13.12	AAP
Proposed Plots Separation Distance Layout	P1905.R07.R13.13	AAP
Proposed Ridge Level Layout	P1905.R07.R13.15	AAP
Streetscenes Sheet 1 of 4	P1905.SS.301	AAP
Streetscenes Sheet 2 of 4	P1905.SS.302	AAP
Streetscenes Sheet 3 of 4	P1905.SS.303	AAP
Streetscenes Sheet 4 of 4	P1905.SS.304	AAP
Single Garage, Plans & Elevations	P1905.GAR.101	AAP
Twin Garage – Gable Fronted, Plans & Elevations	P1905.GAR.102	AAP
Double Garage – Pyramid Roof, Plans & Elevations	P1905.GAR.103	AAP
Double Garage – Plot 4001, Plans & Elevations	P1905.GAR.104	AAP
Substation, Plans & Elevations	P1905.SUB.101	AAP
Triple Carport, Plans & Elevations	P1905.CP.101	AAP
Cycle Store – Block 1, Plans & Elevations	P1905.CYC.101	AAP
Housetype Plans		
Type AL24 – Style 4, Floor & Roof Plans	P1905.AL24.101	AAP
Type AL24 – Style 4, Elevations - Brick	P1905.AL24.102	AAP
Type AL24 – Style 4, Floor & Roof Plans	P1905.AL24.103	AAP
Type AL24 – Style 4, Elevations - Brick	P1905.AL24.104	AAP
Type AL24 and AL24A – Style 4, Floor Plans	P1905.AL24.105	AAP
Type AL24 and AL24A – Style 4, Roof Plan	P1905.AL24.106	AAP
Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	P1905.AL24.107	AAP
Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	P1905.AL24.108	AAP
Type AL24 and AL24A – Style 4, Floor Plans	P1905.AL24.109	AAP
Type AL24 and AL24A – Style 4, Roof Plan	P1905.AL24.110	AAP
Type AL24 and AL24A – Style 4, Front & Side Elevations - Brick	P1905.AL24.111	AAP
Type AL24 and AL24A – Style 4, Rear & Side Elevations - Brick	P1905.AL24.112	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.101	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.102	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.103	AAP

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Type AL32 – Style 4, Elevations - Brick	P1905.AL32.104	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.105	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.106	AAP
Type AL32 – Style 4, Floor & Roof Plans	P1905.AL32.107	AAP
Type AL32 – Style 4, Elevations - Brick	P1905.AL32.108	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1905.AL41.101	AAP
Type AL41 - Style 4, Elevations - Brick	P1905.AL41.102	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1905.AL41.103	AAP
Type AL41 - Style 4, Elevations - Brick	P1905.AL41.104	AAP
Block 1 – Style 1, Ground Floor Plan	P1905.BLK1.101	AAP
Block 1 – Style 1, First Floor Plan	P1905.BLK1.102	AAP
Block 1 – Style 1, Second Floor Plan	P1905.BLK1.103	AAP
Block 1 – Style 1, Roof Plan	P1905.BLK1.104	AAP
Block 1 – Style 1, Front and Internal Side Elevations	P1905.BLK1.105	AAP
Block 1 – Style 1, Rear and Side Elevations	P1905.BLK1.106	AAP
Block 2 – Style 1, Ground Floor Plan	P1905.BLK2.101	AAP
Block 2 – Style 1, First Floor Plan	P1905.BLK2.102	AAP
Block 2 – Style 1, Second Floor Plan	P1905.BLK2.103	AAP
Block 2 – Style 1, Roof Plan	P1905.BLK2.104	AAP
Block 2 – Style 1, Front Elevation	P1905.BLK2.105	AAP
Block 2 – Style 1, Side Elevation	P1905.BLK2.106	AAP
Block 2 – Style 1, Rear Elevation	P1905.BLK2.107	AAP
Block 2 – Style 1, Secondary Front	P1905.BLK2.108	AAP
Block 3 – Style 1, Ground Floor Plan	P1905.BLK3.101	AAP
Block 3 – Style 1, First Floor Plan	P1905.BLK3.102	AAP
Block 3 – Style 1, Second Floor Plan	P1905.BLK3.103	AAP
Block 3 – Style 1, Roof Plan	P1905.BLK3.104	AAP
Block 3 – Style 1, Front Elevation	P1905.BLK3.105	AAP
Block 3 – Style 1, Secondary Front Elevation	P1905.BLK3.106	AAP
Block 3 – Style 1, Rear Elevation	P1905.BLK3.107	AAP
Block 3 – Style 1, Side Elevation	P1905.BLK3.108	AAP
Type H283 – Style 4, Floor & Roof Plans	P1905.H283.101	AAP
Type H283 – Style 4, Elevations - Brick	P1905.H283.102	AAP
Type H385A – Style 4, Floor & Roof Plans	P1905.H385A.101	AAP
Type H385A – Style 4, Elevations - Brick	P1905.H385A.102	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.101	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.102	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.103	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.104	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.105	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.106	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.107	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.108	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.109	AAP

Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.110	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.111	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.112	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.113	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.114	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.115	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.116	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.117	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.118	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.119	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.120	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.121	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.122	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.123	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.124	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.125	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.126	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.127	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.128	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.129	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.130	AAP
Type H482 – Style 1, Front & Side Elevations - Brick	P1905.H482.131	AAP
Type H482 – Style 1, Rear & Side Elevations - Brick	P1905.H482.132	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.133	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.134	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.135	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.136	AAP
Type H482 – Style 1, Ground & First Floor Plans	P1905.H482.137	AAP
Type H482 – Style 1, Second Floor & Roof Plans	P1905.H482.138	AAP
Type H482 – Style 1, Front & Side Elevations - Render	P1905.H482.139	AAP
Type H482 – Style 1, Rear & Side Elevations - Render	P1905.H482.140	AAP
Type H482 – Style 1, Floor & Roof Plans	P1905.H482.141	AAP
Type H482 – Style 1, Front & Side Elevations - Brick	P1905.H482.142	AAP
Type H482 – Style 1, Rear & Side Elevations - Brick	P1905.H482.143	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.101	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.102	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.103	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.104	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.105	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.106	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.107	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.108	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.109	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.110	AAP

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Type H486 – Style 1, Floor & Roof Plans	P1905.H486.111	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.112	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.113	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.114	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.115	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.116	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.117	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.118	AAP
Type H486 – Style 1, Floor & Roof Plans	P1905.H486.119	AAP
Type H486 – Style 1, Elevations - Brick	P1905.H486.120	AAP
Type H486A – Style 1, Ground & First Floor Plans	P1905.H486A.101	AAP
Type H486A – Style 1, Second Floor & Roof Plans	P1905.H486A.102	AAP
Type H486A – Style 1, Front & Side Elevations	P1905.H486A.103	AAP
Type H486A – Style 1, Rear & Side Elevations	P1905.H486A.104	AAP
Type L255 – Style 4, Floor & Roof Plans	P1905.L255.101	AAP
Type L255 – Style 4, Elevations - Brick	P1905.L255.102	AAP
Type L256 – Style 1, Floor Plans	P1905.L256.101	AAP
Type L256 – Style 1, Roof Plan	P1905.L256.102	AAP
Type L256 – Style 1, Rear & Side Elevations - Render	P1905.L256.103	AAP
Type L256 – Style 1, Front & Side Elevations – Render	P1905.L256.104	AAP
Type L356 – Style 4, Floor & Roof Plans	P1905.L356.101	AAP
Type L356 – Style 4, Elevations - Brick	P1905.L356.102	AAP
Type L356 – Style 4, Floor & Roof Plans	P1905.L356.103	AAP
Type L356 – Style 4, Elevations - Render	P1905.L356.104	
Type L358 – Style 4, Floor & Roof Plans	P1905.L358.101	AAP
Type L358 – Style 4, Elevations - Brick	P1905.L358.102	AAP
Type L358 – Style 4, Floor & Roof Plans	P1905.L358.103	AAP
Type L358 – Style 4, Elevations - Brick	P1905.L358.104	AAP
Type L358 – Style 4, Floor & Roof Plans	P1905.L358.105	AAP
Type L358 – Style 4, Elevations - Brick	P1905.L358.106	AAP
Type L358 – Style 4, Floor & Roof Plans	P1905.L358.107	AAP
Type L358 – Style 4, Elevations - Brick	P1905.L358.108	AAP
Type L360 – Style 4, Floor & Roof Plans	P1905.L360.101	AAP
Type L360 – Style 4, Elevations - Brick	P1905.L360.102	AAP
Type L360 – Style 5, Floor & Roof Plans	P1905.L360.103	AAP
Type L360 – Style 5, Elevations – Tile Hung	P1905.L360.104	AAP
Type L361 – Style 4, Elevations - Brick	P1905.L361.101	AAP
Type L361 – Style 4, Elevations - Brick	P1905.L361.102	AAP
Type L361 – Style 4, Floor & Roof Plans	P1905.L361.103	AAP
Type L361 – Style 4, Elevations - Render	P1905.L361.104	AAP
Type L361 – Style 4, Floor & Roof Plans	P1905.L361.105	AAP
Type L361 – Style 4, Elevations - Brick	P1905.L361.106	
Type L362 – Style 4, Floor & Roof Plans	P1905.L362.101	AAP
Type L362 – Style 4, Elevations - Brick	P1905.L362.102	AAP

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Type L367 - Style 4, Floor & Roof Plans	P1905.L367.101	AAP
Type L367 - Style 4, Front & Side Elevations - Render	P1905.L367.102	AAP
Type L367 - Style 4, Rear & Side Elevations - Render	P1905.L367.103	AAP
Type L367 - Style 1, Floor & Roof Plans	P1905.L367.104	AAP
Type L367 - Style 1, Front & Side Elevations - Brick	P1905.L367.105	AAP
Type L367 - Style 1, Rear & Side Elevations - Brick	P1905.L367.106	AAP
Type L367 - Style 1, Ground & First Floor Plans	P1905.L367.107	AAP
Type L367 - Style 1, Second Floor & Roof Plans	P1905.L367.108	AAP
Type L367 - Style 1, Front & Side Elevations - Render	P1905.L367.109	AAP
Type L367 - Style 1, Rear & Side Elevations - Render	P1905.L367.110	AAP
Type L367 - Style 1, Front & Side Elevations - Brick	P1905.L367.111	AAP
Type L367 - Style 1, Rear & Side Elevations - Brick	P1905.L367.112	AAP
Type L367 - Style 1, Ground & First Floor Plans	P1905.L367.113	AAP
Type L367 - Style 1, Second Floor & Roof Plans	P1905.L367.114	AAP
Type L367 - Style 1, Front & Side Elevations - Render	P1905.L367.115	AAP
Type L367 - Style 1, Rear & Side Elevations - Render	P1905.L367.116	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.101	AAP
Type L454 – Style 4, Elevations - Brick	P1905.L454.102	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.103	AAP
Type L454 – Style 4, Elevations - Brick	P1905.L454.104	AAP
Type L454 – Style 4, Floor & Roof Plans	P1905.L454.105	AAP
Type L454 – Style 4, Elevations - Brick	P1905.L454.106	AAP
Type L465 – Style 4, Floor & Roof Plans	P1905.L465.101	AAP
Type L465 – Style 4, Elevations - Brick	P1905.L465.102	AAP
Type L465 – Style 4, Floor & Roof Plans	P1905.L465.103	AAP
Type L465 – Style 4, Elevations - Brick	P1905.L465.104	AAP
Type L467 - Style 4, Floor & Roof Plans	P1905.L467.101	AAP
Type L467 - Style 4, Elevations - Brick	P1905.L467.102	AAP
Type L467 - Style 4, Elevations - Tile Hung	P1905.L467.103	AAP
Type L467 - Style 5, Floor & Roof Plans	P1905.L467.104	AAP
Type L467 - Style 5, Elevations - Tile Hung	P1905.L467.105	AAP
Type L472 – Style 5, Floor & Roof Plans	P1905.L472.101	AAP
Type L472 – Style 5, Elevations - Brick	P1905.L472.102	AAP
Type L472 – Style 5, Elevations - Tile Hung	P1905.L472.103	AAP
Type L472 – Style 4, Floor & Roof Plans	P1905.L472.104	AAP
Type L472 – Style 4, Elevations - Tile Hung	P1905.L472.105	AAP
Type L472 – Style 4, Elevations - Render	P1905.L472.106	AAP
Type L473 – Style 4, Floor & Roof Plans	P1905.L473.101	AAP
Type L473 – Style 4, Elevations - Brick	P1905.L473.102	AAP
Type L473 – Style 5, Floor & Roof Plans	P1905.L473.103	AAP
Type L473 – Style 5, Elevations - Brick	P1905.L473.104	AAP
Type L473 – Style 5, Floor & Roof Plans	P1905.L473.105	AAP
Type L473 – Style 5, Elevations - Tile Hung	P1905.L473.106	AAP
Type LR – Style 1, Floor & Roof Plans	P1905.LR.101	AAP

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Type LR – Style 1, Front & Side Elevations	P1905.LR.102	AAP
Type LR – Style 1, Rear & Side Elevations	P1905.LR.103	AAP
Type LR – Style 1, Floor & Roof Plans	P1905.LR.104	AAP
Type LR – Style 1, Front & Side Elevations	P1905.LR.105	AAP
Type LR – Style 1, Rear & Side Elevations	P1905.LR.106	AAP
Landscape Plans		
Landscape Masterplan	P24-2114_EN_50	Pegasus
Play Space Landscape Masterplan	P24-2114_EN_51	Pegasus
Open Space Typology	P24-2114_EN_52	Pegasus
Civils		
General Arrangement	A389-R7&R13-RM-101 A	Abley Letchford
Highway Adoption Boundary	A389-R7&R13-RM-103 A	Abley Letchford
Lighting Lux Plan	A389-R7&R13-RM-121 A	Abley Letchford
Engineering Layout	A389-R7&R13-RM-401 A	Abley Letchford
Drainage Strategy	A389-R7&R13-RM-501 A	Abley Letchford
Surface Water Catchment Plan (within drainage statement)	A389-R7&R13-RM-505 A	Abley Letchford
Foul Water Catchment Plan (within drainage statement)	A389-R7&R13-RM-506 A	Abley Letchford
Exceedance Routing Plan (within drainage statement)	A389-R7&R13-RM-507 A	Abley Letchford
Drainage Construction Details Sheet 1 of 2	A389-R7&R13-RM-511 A	Abley Letchford
Drainage Construction Details Sheet 2 of 2	A389-R7&R13-RM-512 A	Abley Letchford
Foul Pumping Station General Arrangement	A389-R7&R13-RM-520 A	Abley Letchford
Basin Cross Sections	A389-R7&R13-RM-530 A	Abley Letchford
Swale Cross Sections	A389-R7&R13-RM-531 A	Abley Letchford
Materials Plan	A389-R7&R13-RM-701 A	Abley Letchford

2. Equality Impact Assessment

An Equality Impact Assessment (EqIA) is a process designed to ensure that a policy, project, or scheme does not unlawfully discriminate against any protected characteristics. This EqIA has been undertaken to ensure the proposed residential development does not unlawfully discriminate against any protected characteristics under the Equality Act (2010). It is required by Wokingham Borough Council (WBC) as part of any planning application to meet their public sector Equality Duty within Section 1439 of the Equality Act. WBC must consider the impact of their work on the nine protected characteristics under the Equality Act, which are as follows:

- Age
- Disability
- Gender re-assignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation
- Marriage and civil partnership.

It is not considered that the scheme will 'Gender reassignment', 'Race', 'Religion or belief', 'Sexual Orientation' and 'Marriage and civil partnership' protected characteristics have a significant influence upon the interaction with movement and space in context of the proposed development. This assessment assesses the impact of the proposed development against the protected characteristics of Age, Disability, Pregnancy and Maternity, and Sex as defined under the Equality Act. It sets out any required mitigation to resolve potential issues arising from the development proposals.

All forms of construction work have the potential to result in noise, vibration, dust, air pollution, light pollution and land contamination. These impacts will be assessed via a separate submission of a Construction Ecological Management Plan for each parcel of the wider development. These impacts are not expected to adversely impact any particular protected characteristic. In the longer term, completion of the proposed development is expected to have a positive impact on all local stakeholders. It has been designed to a suitably inclusive standard and its location provides an excellent connectivity for the entire community which will ensure it is accessible for all.

The groups who are likely to be impacted from the construction of the proposed development include but are not limited to: existing and future residents; existing and future businesses; existing and future visitors; and Wokingham Borough Council.

The Applicant has undertaken public consultation with various stakeholders prior to the submission of this application. During construction, all stakeholders will be informed of construction timescales including any potential road closures and disruptions. During the application WBC will also undertake public consultation exercise which will include all ward members, town and parish councils, and local residents.

Age	All ages will be equally impacted by the development proposals in the short term and long term, and all will have equal access once completed. In respect of embedded mitigation, the proposed development includes accessible footways, cycleways, and connections to public transport.
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Disability	The scheme has been designed in accordance with the Wokingham Highway Design Guide. The hybrid consent requires the submission of the construction details for all highways areas. These will include details of tactile paving and dropped kerbs at all crossing points. Appropriate colours have been chosen for the road finishes to help distinguish between tertiary roads and quieter shared spaces.
Pregnancy and Maternity	Those with the 'Pregnancy and maternity' characteristic may find walking and cycling more difficult and therefore are more likely to drive or travel by taxi or bus. The scheme proposes sufficient allocated and unallocated parking for residents and visitors as well as a series of segregated footpaths within the Site connecting to the approved bus stops on the link road.
Sex	Women may be more hesitant to walk or cycle (especially at night) due to the threat or fear of crime. Appropriate lighting will be provided throughout the link road and there will be appropriate lighting in parking areas and active frontage lighting on the nearby proposed residential development. Pedestrian routes are all well over-looked and adjoin active frontages. They are not enclosed and are visually open with no unsighted area

The proposed development meets the requirements of the Equality Act as it has been designed to a suitably inclusive standard and will provide a good level of pedestrian and cycle connectivity which are safe and accessible to all users. Accordingly, the scheme will have a long-term positive impact on the local area.