

21 December 2023  
Our Ref: 22.1000/KC

Crowthorne House  
Nine Mile Ride  
Wokingham  
Berkshire  
RG40 3GZ

Planning Department  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG0 1BN

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F

and

Development Control  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
Berkshire  
RG12 1JD

FAO Planning

## **Re: Submission under the Town and Country Planning Act 1990 (as amended) for a Full Planning Application in relation to Land at Newlands Farm**

On behalf of our client, The Thomas Family & Bloor Homes Limited we are pleased to submit a Full Planning Application for the creation of a Suitable Alternative Natural Greenspace (SANG) on Land at Newlands Farm, Wokingham.

### **The Site**

Extending to 16.38 hectares, the irregularly shaped site is made up of a number of grazing pasture field parcels and areas of woodland, which lies to the west of Old Wokingham Road. Access to the site is from Old Wokingham Road. This access road is shared with Newlands Farmhouse and associated agricultural buildings, which lie outside the site's red line boundary.

### **The Proposed Development**

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

*Change of use of agricultural land to outdoor sport or recreation (Class F2c), for use as Suitable Alternative Natural Greenspace (SANG), plus associated landscape and drainage works, SANG car park and access from Old Wokingham Road.*

### **Application Drawings, 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.



Table 1: Drawings for Approval

Drawing Number	Drawing Title
10930-FPCR-XX-XX-DR-L-0017 P02	SANG Red Line Boundary (Site Location Plan)
10930-FPCR-XX-XX-DR-L-0002 P03	SANG Car Park General Arrangement
10930-FPCR-XX-XX-DR-L-0005 P05	SANG General Arrangement Plan
10930-FPCR-XX-XX-DR-L-0008 P02	SANG General Assembly Planting Plan
10930-FPCR-XX-XX-DR-L-0009 P02	SANG Detailed Planting Plan Sheet 1 of 5
10930-FPCR-XX-XX-DR-L-0010 P02	SANG Detailed Planting Plan Sheet 2 of 5
10930-FPCR-XX-XX-DR-L-0011 P02	SANG Detailed Planting Plan Sheet 3 of 5
10930-FPCR-XX-XX-DR-L-0012 P02	SANG Detailed Planting Plan Sheet 4 of 5
10930-FPCR-XX-XX-DR-L-0013 P02	SANG Detailed Planting Plan Sheet 5 of 5
10930-FCPR-XX-XX-DR-L-0014 P02	Typical Surface and Boundary Treatments
10930-FPCR-XX-XX-DR-L-0015 P02	SANG Furniture & Signage Strategy
10930-FPCR-XX-XX-DR-L-0016 P02	Typical Ponds and Scrapes Sections
J32-6699-PS-002 Rev L	Proposed SANG Access
J32-6699-PS-003 Rev B	Proposed Indicative Pedestrian Footpath
J32-6699-AT-A03 Rev C	Swept Path – Large Car Inbound
J32-6699-AT-A04 Rev C	Swept Path – Large Car Outbound
J32-6699-AT-A05 Rev C	Swept Path – Refuse Vehicle (Turning Head)
NL-LE-GEN-XX-DR-CE-400	Proposed Drainage Strategy
NL-LE-GEN-XX-DR-CE-1000	Bridges Layout (Sheet 1 of 2)
NL-LE-GEN-XX-DR-CE-1001	Bridges Layout (Sheet 2 of 2)

Table 2: Drawings for Illustrative Purposes Only

Drawing Number	Drawing Title
10930-FPCR-XX-XX-DR-L-0001-P09	Illustrative SANG Masterplan



Table 3: Documents in support of the Planning Application

Document	Prepared by
Planning Application Form	Boyer
CIL Form	Boyer
Planning Statement	Boyer
Ecological Appraisal	FCPR
Ecology Technical Note – Biodiversity Net Gain Calculations	FCPR
Landscape and Ecological Management Plan	FCPR
Transport Statement	Mode Transport Planning
Flood Risk Assessment	Link Engineering
Arboricultural Assessment	FCPR
Breeding and Wintering Bird Survey Report	FCPR
Landscape and Visual Appraisal	FCPR

The application fee has been paid directly via the Planning Portal (reference PP-12650709).

We look forward to receiving your formal acknowledgment and validation of this application and trust you have sufficient information to favourably determine the 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



**Karen Charles**  
Executive Director, Head of Boyer Wokingham

Tel: 

Email: 

**Boyer**