25 September 2026

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Becky Rayner
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Dear Kate,

Kilnwood Vale Phase 3DEFG (DC/25/2135) Application for discharge of details reserved by condition:

Pre-Commencement Condition RM3a (Underground Services)

By Taylor Wimpey

Please find enclosed an application for the discharge of details reserved by condition RM3a to DC/25/2135. This application is made solely in relation to Kilnwood Vale Phase 3DFG.

Reserved Matters Condition 3a

Condition 3a requires that:

No development above ground floor-slab level within sub-Phases 3D, 3F and 3G shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out as per the approved details and coordinated with the approved Residential Landscape Masterplan (ref: 30125-5 DR-5000 P15), Softworks Proposals (3015-5-DR-5001-P12, 3015-5DR-5002-P12, 3015-5-DR-5003-P9, 3015-5-DR-5004-P9, 3015-5-DR-5005-P9, 3015-5-DR5006-P13, 3015-5-DR-5007-P13, 3015-5-DR-5008-P12), Residential Hard Surface Strategy (3015-DR-5100-P12) and Residential Boundaries (3015-5-DR-5101-P10) and Preliminary Surface and Foul Water Drainage Strategy (refs: 2107120-002 G and 2107120-003 G).

Layout

In the intervening time since the RMA was granted consent (March 2026), Taylor Wimpey have been undertaking technical construction review of the site.

As part of their technical review, Taylor Wimpey have undertaken a full clash coordination exercise between underground services and soft landscaping to maximise tree retention and relocation where practical. The tree layout has been reviewed against street lighting, building foundations, services and drainage, with appropriate separation distances maintained to avoid conflicts and protect the integrity of the proposed development.

Where possible, the drainage layout has also been amended to facilitate tree retention. However, the on-plot 3DFG parcel is highly constrained by its limited size and the parameters of the land acquired from Crest. As a result, there are limited opportunities to reposition infrastructure, and the final layout reflects the outcome of this coordination exercise.

An NMA is due to be submitted shortly to regularise this, and the plans accompanying this condition have therefore been prepared based on the proposed NMA layout. Full coordination has taken place as part of the NMA process to ensure that the details submitted under the condition are consistent with the forthcoming revised layout. TW are keen to get the condition lodged in the meantime, ahead of the NMA being formally submitted.

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The following information is enclosed pursuant to the discharge of this condition:

- 21598-PER-00-XX-DR-C-30101 ENGINEERING LAYOUT - SHT 1 OF 4 (rev T2)
- 21598-PER-00-XX-DR-C-30102 ENGINEERING LAYOUT - SHT 2 OF 4 (rev T2)
- 21598-PER-00-XX-DR-C-30103 ENGINEERING LAYOUT - SHT 3 OF 4 (rev T2)
- 21598-PER-00-XX-DR-C-30104 ENGINEERING LAYOUT - SHT 4 OF 4 (rev T2)
- 7358-15-SP-01 Rev M - Site Plan Electric Utility Layout (rev Q)
- B96421287-12 X274 Water Drawing Water Utility Layout (rev 16)

We believe that condition RM3a can now be discharged. If you have any questions or require any further information, please do not hesitate to get in touch.

Yours sincerely



Becky Rayner
Savills Planning