



Marcia Head
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16th August 2024

Dear Ms Head

Planning permission ref 203539: Change of use of land from private woodland to informal recreation land. Land off Bearwood Road, Bearwood Road, Wokingham RG41 4SP.

I refer to the above planning permission granted on 19 November 2021.

This covering letter supports an application to clear Condition 4 of the planning permission.

Condition 4 states:

Prior to commencement of development, the following details shall be submitted to and approved in writing by the local planning authority:

- a) The materials to be used in the surfacing of the car park and a plan at a scale of 1:50 showing the design of the car park.
- b) All public furniture including litter bins, information stands.
- c) Materials to be used in pedestrian footpaths.
- d) Rumble strip detail.
- e) Wayfinding signage details.
- f) Pedestrian bench details.
- g) Details of the pond, including a cross section.
- h) Detail and location of debris dam.
- i) Full details of the proposed pedestrian bridges, including materials to be used in construction.
- j) Full details of all kissing gates, which shall be of sufficient width to allow the safe passage of all powered and non-powered mobility vehicles/wheelchairs.

The following information is submitted in support of the application:

- Drawing ref 6768.PSCP.03 Rev F showing materials to be used in the surfacing of the carpark, details of public furniture and wayfinding signage details

- Drawing ref 6768.PSCP.04 Rev B 1 of 2 & 2 of 2 showing the design of the car park at 1:50
- Drawing ref 6768/ASP.HWD.1 Rev C showing details of materials to be used in the pedestrian footpaths and car park, together with post and rail fence and kissing gate details
- Drawing ref 6768/ASP.HWD.2 Rev C showing the pedestrian bench, car park entrance gate and rumble strip details
- Drawing ref 6768.PS.02 Rev H showing the SANG plan and details of the information boards and pedestrian bridges.
- Drawing ref 7274.400 showing a cross section of the debris dam and how a natural dam would be constructed to stop extreme waterflows wearing away banks downstream.

At this stage, no details are provided for the details and location of the pond or the location of the debris dam as we have not been able to identify the pond referred to on the approved plans. We are therefore not clear if this information is required at this stage.

Please do not hesitate to get in touch if you require any further information.

Yours sincerely



James McConnell
Director
McConnell Planning