



Design With Collaboration



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LTR/DWC-PLANNING/FCL/KFG/01
02 June 2026

Wokingham Borough Council
Development Management & Compliance,
PO Box 157
Shute End, Wokingham,
Berkshire RG40 1BN

via e-mail:

For the attention of
Development Management Compliance

development.control@wokingham.gov.uk

Dear

Site Address. Land west of Kingfisher Grove, Three Mile Cross, Reading, Berkshire, RG7 1LZ -

Application Number: 261291

Proposal: Application for submission of details to comply with the following condition of planning consent 242665 dated 04/07/2025. Condition 4 (On-site Renewable Strategy) and 5 (Domestic Water Consumption).

Reference: PP-14968782

Further to email correspondence identifying the above application is invalid, as it does not meet the requirements of the local validation list, due to the absence from the submission of a covering letter outlining the conditions to be discharged and the associated documents required to fulfil the requirements of this conditions, please accept this document as the required covering letter for the following Conditions.

Condition 04

Prior to development commencing above slab level, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Documents **Uploaded:** 28/05/2026 14:27

- SAP Spec 6 - Kingfisher Grove - May 2026
- Energy Strategy - Kingfisher Grove - May 2026

Condition 05.

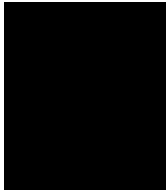
- *Prior to development commencing above slab level, a scheme achieving a maximum domestic water consumption of 105L per capita per day for the residential portion of the scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development*

Documents **Uploaded:** 28/05/2026 14:27

➤ Water Efficiency Calculator for New Dwellings - March 2026

We trust the attached proves satisfactory for your information and use, but should you have any further queries or wish to discuss the attached then please do not hesitate to contact this office.

Yours Sincerely



Gary Roles
Managing Director
For and on behalf of DWC Architecture Ltd