Head of Development Management
Planning Services
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

19th October 2026

Dear Sir/Madam

109 Victoria Road, Wargrave, Wokingham, RG10 8AG
Discharge of Planning Conditions pursuant to Planning Application No. 253105

I refer to the above matter, and to the Council's decision on 16th February 2026 to approve application for the erection of 8 No. dwellings following removal/demolition of the existing buildings.

Please find attached the following plans and documentation as requested by the Council in order to address and discharge each of the planning conditions outlined below:

Condition 7 - (Site Remediation)

Condition 7 requires that the development is carried out fully in accordance with the approved contamination remediation details, as agreed under the relevant condition discharge application (Ref: 253007). It also requires the approved measures to be implemented before development commences and, upon completion of the remediation works, the submission and written approval of a verification report to confirm that the approved remediation measures have been fully implemented.

In response to these requirements, the development is being implemented in accordance with the approved remediation strategy secured under application 253007. As this is a pre-occupation requirement, a verification report will be submitted for each individual plot to demonstrate that the approved remediation measures have been completed in full. As part of this submission, the verification report for Plot's 2-5 has been included for review, evidencing compliance with the approved details.

Condition 11 – (Future Homes Standards)

Condition 11 requires that the dwellings meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. It also requires compliance to be confirmed by an accredited assessor, certifying that a 31% reduction in carbon dioxide emissions has been achieved in accordance with the Standard, prior to the occupation of any dwelling.

In response to these requirements, the development has been designed and implemented to achieve a 31% reduction in carbon dioxide emissions. This is demonstrated within the submitted SAP calculations for each plot, which confirm compliance with Condition 11.

I trust the attached information is satisfactory and provides sufficient detail to enable you to address and discharge each of the planning conditions detailed above. Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Chloe Swain
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