

WESTBOURNE GROUP

DEVELOPMENTS | INTERIORS | PRIVATE RESIDENCIES

Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Attn: [REDACTED]

Doc Ref. 037_LA_DC_103
Date. 02/10/2026

Dear [REDACTED]

Description: Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.

Please find enclosed the following documents in support an application to discharge post demolition, pre above slab conditions 6,7,9,12, and 13 of planning approval 252257.

Condition 6 - Habitat Management and Monitoring Plan (HMMP)

- Doc Ref. PR124715_HMMP

Condition 7 - Protected Species Features Plan

- Doc Ref. PR124715_66-Sheets 1-3

Condition 9 - Soft Landscaping and Landscaping Specification

- Doc Ref. PR124715-11E Sheets 1-3,
- PR124715_Spec

Condition 12 – Partial Discharge - Land Contamination and remediation

- Doc Ref. 24-304.05 v1 DS RS
- A Verification report will be submitted prior to occupation of any dwellings.

Condition 13 - Highways Construction Details

- Doc Ref. 26032-BGC-PL-PL02 – External Levels
- Doc Ref. 26032-BGC-PL-PL03 – External Levels
- Doc Ref. 26032-BGC-PL-PL04 – External Levels
- Doc Ref. 26032-BGC-PL-PL05 B – Infrastructure Plan
- Doc Ref. 26032-BGC-PL-PL10 D – Construction Details – 1
- Doc Ref. 26032-BGC-PL-PL11 – Construction Details – 2

Please note that it has been confirmed within the S106 that the internal road network will

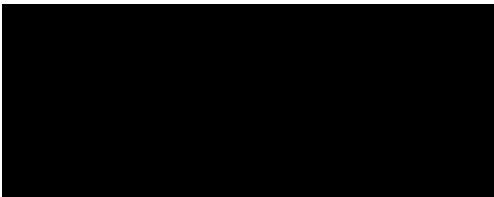
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remain as an unadopted road, managed by the Man. Co. for the lifetime of the development. We have discussed the wording of the reason attached to condition 13, and that, taking in the restriction in the S106, there should not have been a requirement for the road to be to an adoptable standard, only that the internal road network should be to a suitably robust standard for its intended use.

We trust that the attached information is acceptable, but please feel free to contact me if you have any comments.

Your Sincerely



Dan East (RIBA)

Planning Director
For Westbourne Group Ltd.