

Condition 8 Discharge 223783



9th February 2026

Site Address:

Bluebell Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR

Applicant:

Mrs Sue Elgar

Proposal:

Discharge of planning condition (8) landscaping scheme, pertaining to GRANTED application: 223783

Description of Permitted Development; 223783:

Full application for the proposed erection of 1no. replacement dwelling and car port, following demolition of existing dwelling.

Date of Decision:

10th March 2023

The purpose of this document is to provide the necessary information, drawings, and supporting evidence to enable the Local Planning Authority to assess compliance with the requirements of the relevant planning conditions. Each condition is addressed in turn, with reference to the condition wording, the plans, and any additional details or reports as required.

This submission seeks the formal discharge of the following condition:

8. Landscaping Scheme

Prior to the commencement of development, full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority. These details shall include hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. Non-invasive species are recommended.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

**This condition is sought to be formally discharged with the files, named:
“Proposed Landscape Scheme” - drawing no. CWLD-WP-2595-01; and
“Landscape Planning Notes” - drawing no. CWLD-WP-2595-02**

It is wished to be made clear that Condition 4 will be submitted and discharged within a separate application, due to it being a prior to construction condition and therefore less urgency in discharge. We still do submit this application today.

We kindly request that given the tight timeframe, this application for **Condition 8** discharge, is prioritised for sign-off.

Regards,

White Planning Team