



Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

27th March 2025

To Whom It May Concern,

Part-Discharge of Planning Condition 57 (Contamination) for Parcel 7 pursuant to Outline Planning Permission (Ref. 181194) at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

The Hybrid Application, Ref. O/2014/2179, as amended by the S73 application (Ref. 181194) to vary the original Outline Planning Permission (Ref. O/2014/2179) was granted on 14 November 2018 for the following:

"Application to vary the following conditions of planning consent O/2014/2179 - 1. Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 24. Bats; 39.Walking, Cycling and equine strategy; 41. Travel Plan (commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.SANG landscape scheme. Additional condition 66. Foul drainage."

The submitted reports consist of the Phase 2 Site Investigation Report and the Detailed Verification Report of Plots 133, 141 and 142 following the requirement for remedial measures in these areas. It has been concluded that "Based on verification visit undertaken, along with subsequent photographs and certificates provided by the client, it is considered that the thicknesses of clean cover placed in these plots is suitable in line with the remediation requirements of 600 mm clean cover with a minimum 100 mm topsoil. Chemical testing of the soils indicates that both the topsoil and subsoil are suitable for use in the residential gardens."

Condition 57 - Contamination (Parcel 9)

Document: 41623 - 023 - Hogwood Farm - Parcel 7 SI - Issue 2	Eastwood and Partners Consulting Engineers
Document: 3750855 Parcel 7 Finchampstead Verification of Clean Cover Issue 2 Parts 1-4	LEAP Environmental

I trust the submission is clear and we look forward to your response. Should you require any further information then please do not hesitate to contact me on 07392 286374 or via email at kristy.king@bdwhomes.co.uk

Yours sincerely

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