



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: 261292

Proposal: Application for submission of details to comply with the following condition of planning consent 242665 dated 04/07/2025. Condition 3 (Highway Construction Details) and 8 (Lighting Strategy).

Reference: PP- 14969084

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 03

With the exceptions of groundworks, formation of the site access, site clearance and demolition and preparation works, no development shall commence until full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage, service margins and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Documents **Uploaded:** 28/05/2026 15:07

- 6690-KING-ICS-01-XX-DR-C-0505-S4-P01_S38 Construction Details.pdf
- 6690-KING-ICS-01-XX-DR-C-0504-S2-P01_S38 Location Plan.pdf
- 6690-KING-ICS-01-XX-DR-C-0503-S2-P01_S38 Engineering Layout
- 6690-KING-ICS-01-XX-DR-C-0501-S4-P01_S38 General Arrangement 1 of 2
- 6690-KING-ICS-01-XX-DR-C-0502-S4-P01_S38 General Arrangement 2 of 2
- 6690-KING-ICS-01-XX-DR-C-0500-S2-P01_S38 Adoption Plan

Condition 08.

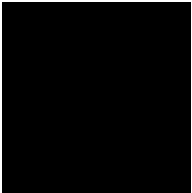
Prior to the occupation of the first dwelling, details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. No further external lighting shall be installed without the written approval of the local planning authority

Documents **Uploaded:** 28/05/2026 15:07

- 4242-DFL-HLG-XX-LD-EO-13001-S3-P01-P01-Horizontal Illuminance
- 4242-DFL-HLG-XX-CA-EO-13002-S3-P01-Lighting Calculation
- 4242-DFL-HLG-XX-CA-EO-13001-S3-P01-Lighting Calculations

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