



Abbeymill Homes

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Planning Department
Wokingham Borough Council
Shute End
Wokingham
RG40 1WR

10th June 2025

PLANNING PORTAL REF: PP-14023607

Dear Sir / Madam,

LAND WEST OF EDNEY'S HILL, BARKHAM HILL

Proposal: Erection of 16 flats and houses with new access off Edney's Hill, along with footpaths, car ports, parking, landscaping and all enabling works

To accompany our Planning Portal submission of a full planning application seeking consent for the above proposal, the following documents and plans are submitted in support of the scheme:

- Planning Statement;
- Design and Access Statement;
- Arboricultural Impact Assessment;
- Preliminary Ecological Appraisal;
- Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain
- BNG Statutory Metric;
- Flood risk Assessment and Drainage Strategy;
- Transport Statement;
- Landscape and Visual Appraisal;
- Landscape Strategy Plan (LSP 100 D);
- Site Location Plan (WOK-PL100);
- Site Layout (WOK-PL101);
- Materials Plan (WOK-PL102);
- Tenure Plan (WOK-PL103);
- Street Scene (WOK-PL104);
- Apartments – Ground Floor (WOK-PL001);
- Apartments – First Floor Plan (WOK-PL002);
- Apartments – Elevations (WOK-PL003);
- Apartments – Elevations (WOK-PL004);
- House Type 895 – Floor Plans (WOK-PL005);
- House Type 895 – Elevations (WOK-PL006);
- House Type 1003 – Floor Plans (WOK-PL007);
- House Type 1003 – Elevations (WOK-PL008);
- House Type 1358 – Floor Plans (WOK-PL009);
- House Type 1358 – Elevations (WOK-PL010);
- Single Car Port – Floor Plans (WOK-PL011);
- Double Car Port – Floor Plans (WOK-PL012);

T. 01234 714 844 E. enquiries@abbeymillhomes.co.uk

W. www.abbeymillhomes.co.uk A. Market House, Silver End, Olney, MK46 4AL

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- Car port – Floor Plans and Elevations (WOK-PL013);
- House Type 1003 v2 – Floor Plans (WOK-PL014);
- House Type 1003 v2 – Elevations (WOK-PL015).

In accordance with the fee regulations, an application fee of £10,160 has been paid to the Local Planning Authority as part of the submission of this application.

We trust the enclosed is acceptable to the Local Planning Authority and look forward to receiving confirmation of receipt and registration of the application.

Should you have any queries in relation to this submission, please do not hesitate to contact us.

Yours faithfully,



Tim Northey BA (Hons) MRTPI
Planning Director

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