



Head of Development Management
Planning Services
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

17th April 2026

Dear Sir/Madam

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, RG40 3NW
Discharge of Planning Conditions pursuant to Planning Application No. 251856

I refer to the above matter, and to the Council's decision on 26th November 2025 to approve application for the erection of 8 No. dwellings following removal/demolition of the existing buildings.

Please find attached the following plans and documentation as requested by the Council in order to address and discharge each of the planning conditions outlined below:

Condition 4 - (Site Remediation)

Condition 4 requires that the development is carried out fully in accordance with the approved contamination remediation details, as agreed under the relevant condition discharge application (Ref: 242698). It also requires the submission and approval of a verification report to confirm that the approved remediation measures have been fully implemented prior to the first occupation of any dwelling on site.

In response to these requirements, the development is being implemented in accordance with the approved remediation strategy secured under application 242698. As this is a pre-occupation requirement, a verification report will be submitted for each individual plot to demonstrate that the approved remediation measures have been completed in full. As part of this submission, the verification report for Plot 3 has been included for review, evidencing compliance with the approved details.

Condition 18 – External Lighting Condition

No street lighting, floodlighting or other forms of external lighting shall be installed or affixed to any buildings on the site unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and, through the provision of appropriate contour plans, curfews and technical specifications, clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity and that dark corridors will be maintained. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

In response to these requirements, a detailed lighting layout and supporting report have been submitted as part of this application. The report includes full details of lighting positions, specifications, and lux level contours, demonstrating that the scheme has been designed to avoid unacceptable impacts on biodiversity. In particular, lanterns 2B and 3B have been programmed to dim between the hours of 22:00 and 06:00, as set out within the submitted report. This approach has been specifically developed to work in conjunction with the ecology buffer, ensuring that light spill is minimised and that dark corridors are preserved.

The submitted information therefore demonstrates that the proposed lighting scheme accords with the requirements of Condition 18 and will be installed and retained in accordance with the approved details.

I trust the attached information is satisfactory and provides sufficient detail to enable you to address and discharge each of the planning conditions detailed above. Should you require any further information, please do not hesitate to contact me.

Yours sincerely


Chloe Swain

Technical & Planning Coordinator

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