



Our ref: NC/0053

20th June 2025

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berks
RG40 1BN

Dear Sir / Madame

Re: PP-14054196
Discharge of conditions 6 [Details of Accesses], 8 [Road Safety Audit], 9 [Construction Method Statement], 10 [Contamination], 13 [Arboriculture], 15 [Ecological Permeability] 16 [CEMP:Biodiversity], of 211889 at
Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead

I write in relation to the above in order to submit information in respect of the following planning conditions:

Condition 6 [Details of Access]:

This condition requires full details of the construction of the approved accesses from Nine Mile Ride. These details have been finalised in accordance with condition 8, are technically approved and subject to a completed s278 agreement with the Council dated 4th March 2025. The plans subject to the Council's technical acceptance are as follows:

- 13555-CDY-XX-XX-D-H-0001 – Location Plan
- 13555-CDY-XX-XX-D-H-0002 – Legal Plan
- 13555-CDY-XX-XX-D-H-0010 – General Arrangement Plan
- 13555-CDY-XX-XX-D-H-0005- Vehicle tracking & visibility splay
- 13555-CDY-XX-XX-D-H-0012- Levels and contours
- 13555-CDY-XX-XX-D-H-0011– Construction details
- S278 Agreement dated 28th April 2024

Condition 8 [Road Safety Audit]:

Condition 8 requires a Road Safety Audit to have been carried out on plan 70070533-SK-006 Rev F. We duly include a Stage 1 / 2 Road Safety Audit by TMC dated 28th April 2024 along with the subsequent designers' responses included at Appendix C.

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The recommendations were subsequently enacted, and technical approval was duly received and the s278 Agreement [also submitted] subsequently completed on the 4th March 2025, which clearly indicates that the changes have been completed to the satisfaction of the Local Authority

Condition 9 [Construction Method Statement]:

We enclose a 'Construction Method Statement' prepared by Elivia Homes dated June 2025 setting out the proposed controls surrounding construction activities at the site in line with the requirements of condition 9 part i through xi.

Condition 10 [Contamination]:

In response to condition 10, please find attached a Phase II Geo-Environmental Site Assessment by Omnia dated March 2025 [ref A12057-5/1.0].

The validation report will follow in due course after the remediation exercise has been completed in accordance with the remediation scheme.

Condition 13 [Arboriculture]:

In relation to the requirements of this condition we duly submit 'Arboricultural Implications Report' SJA air 23350-01a Dated March 2025 by SJA Trees.

Condition 15 [Ecological Permeability]:

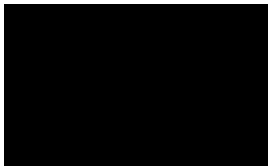
Please find attached a 'Biodiversity Enhancement Plan' (BEP) prepared by Aspect Ecology dated June 2024.

Condition 16 [CEMP:Biodiversity]:

We duly submit a 'Construction Environmental Management Plan' (CEMP) by Aspect Ecology dated June 2024.

We trust that this is in order and wait to hear from you.

Yours sincerely



Nathan Craker
Senior Planning Manager
Elivia Homes Central

Encs. [As above]