



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

14th May 2025
Subject to Contract

Dear Sir/Madam

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, RG40 3NW
Discharge of Planning Conditions pursuant to Planning Application No. 233086

I refer to the above matter, and to the Council's decision on 9th May 2025 to approve application 233086 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 3 - (Ground and Building Levels)

Please find attached our External Works Drawings (Ref: 629:004 P1 & 629:005 P1), which show existing and proposed finished ground levels, finished floor levels and finished roof levels.

Condition 6 - (Highway Construction Details)

Please find attached our Road Contour Layout Plan (Drawing No. 629:001), Road Levels, Finishes & Notes Layout Plan (Drawing No. 629:002), External Construction Details Plan (Drawing No. 629:003) & Road 1 & 2 Longitudinal Sections Plan (Drawing No. 629:008) prepared by Beal Consulting.

Condition 7 - (Access Construction)

Please find attached our Road Contour Layout Plan (Drawing No. 629:001), Road Levels, Finishes & Notes Layout Plan (Drawing No. 629:002), External Construction Details Plan (Drawing No. 629:003) & Road 1 & 2 Longitudinal Sections Plan (Drawing No. 629:008) prepared by Beal Consulting.



Condition 9 - (Cycle Parking)

Please find attached our Hard Landscaping Plan (Drawing No. JDF-901 Rev F), which shows a shed for each dwelling which can accommodate secure storage for bikes.

Condition 11 - (CEMP)

Please find attached our Construction & Environmental Plan (CEMP) produced by AA Environmental Ltd.

Condition 12 - (Biodiversity Mitigation & Enhancement)

Please find attached Biodiversity Mitigation & Enhancement proposals prepared by AA Environmental Ltd.

Condition 13 - (Biodiversity Gain)

Please find attached Biodiversity Gain Report prepared by AA Environmental Ltd, supported by our Biodiversity Net Gain Technical Note Rev C (October 2024) and Biodiversity Metric Rev C (October 24).

Condition 14 - (Habitat Creation Management and Monitoring Plan - HCMMP)

Please find attached HCMMP prepared by AA Environmental Ltd.

Condition 15 - (Soft Landscaping)

Please find attached our Soft Landscaping Plan – Drawing No. TTL-SM-PHJD2102001 Rev F

Condition 16 - (LEMP)

Please find attached our Landscape & Ecology Management Plan (LEMP) produced by AA Environmental Ltd.

Condition 17 - (Arb Method Statement & Tree Protection Plan)

Please find attached our Arb Method Statement (13th February 2025) & Tree Protection Plan Rev C (February 25) prepared by GHA Trees.

Condition 19 - (Drainage)

Please find attached our proposed Drainage Layout Drawings (629:006P5 & 629:007P5), Drainage Construction Detail Drawings (629:009 & 629:010) and all associated drainage calculations prepared by Beal Consulting.



Condition 20 - (Archaeological Works)

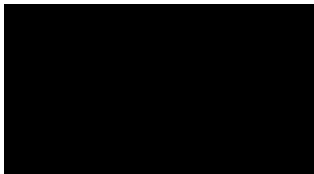
Please find attached our Archaeological Evaluation Report (dated January 2025) prepared by Thames Valley Archaeological Services.

Condition 23 - (Accessibility)

Please find attached Drawing No's. (23.405 69 P2), which show that Plot 6 has been designed to fully accord with M4(3) adaptable standards.

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



Jon Furneaux BA (Hons)

Land Director

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