



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

24th October 2024
Subject to Contract

Dear Sir/Madam

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, RG40 3NW
Discharge of Planning Conditions pursuant to Planning Application No. 223592

I refer to the above matter, and to the Council's decision on 9th June 2023 to approve application 223592 for the erection of 5 No. dwellings with double garages 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 - (Site Remediation)

Please find attached Preliminary Risk Assessment and Site Investigation (Ref: 23-176.01) prepared by Aviron Associates Limited.

Condition 4 - (Construction Management Plan)

Please find attached our Construction Management Plan (Ref: JDF-1002) and associated Site Set Up Plan (Drawing No. JDF-1002).

Condition 6 - (Arb Method Statement & Tree Protection Plan)

Please find attached our Arb Method Statement (19th September 2024) & Tree Protection Plan (October 24) prepared by GHA Trees.



Condition 7 - (Hard & Soft Landscaping)

Please find attached our Hard Landscaping Plan (Drawing No. JDF-1001) and our Soft Landscaping Plan – Drawing No. TTL-SM-PHJD181024

Condition 10 - (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 11 - (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 12 - (Bin Collection)

Please find attached our Hard Landscaping Plan (Drawing No. JDF-1001), which details the location of the bin collection point on site (BCP).

Condition 14 - (External Materials)

Please find attached our External Materials Specification dated 1st August 2024.

Condition 16 - (Electric Vehicle Charging)

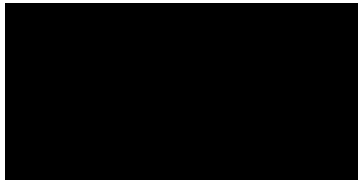
Please find attached our Hard Landscaping Plan (Drawing No. JDF-1001), which details the location of the electric vehicle charging points that are to be installed on each plot. Each house will benefit from a 7.2kW mode 3, type 2 car charging point.

Condition 27 - (Archaeological Works)

Please find attached our Written Scheme of Investigation (dated 3rd September 2024) prepared by Thames Valley Archaeological Services.

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

