

From: Mick Howlett <pmaarc@globalnet.co.uk>
Sent: 09 September 2026 20:07:42 UTC+01:00
To: "Claire Moore" <Claire.Moore@wokingham.gov.uk>
Cc: "Paul Garner" <anielas1991@gmail.com>
Subject: Re: 261504 & RFS 2026 091316 299 Wokingham Road, Earley
Attachments: 1404.4f.caravan proposals.A2-Model.pdf, 1404.5b.location.block plans.caravan.A4-Model.pdf, 1404.6f.front wall.A3-Model.pdf

WARNING!
For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Thank you for your email, Claire; I tried to phone you earlier today to discuss the points below, but you were unfortunately not available.

Regarding Condition 3, attached in pdf format are drawings **1404/4rev.f, 5:rev.b and 6:rev.f** that have been amended to accord with the points raised by your highways department, and which supersede their previously submitted counterparts.

Regarding Condition 4(i), the septic tank is now shown to be decommissioned, and I would expect this to be a very effective method of maintenance to ensure that site contamination will be controlled, that being the stated aim of this condition.

Regarding Condition 4(ii), the site is demonstrably free from any flood risk due to its general infiltration being an effective feature of its loose gravel surfacing and substrate. There is no concentrated rainwater run-off, so a dedicated soakaway is neither necessary nor proposed. Nor is the introduction of any impervious surfaces proposed or envisaged, which would reduce the current rate of infiltration. A relevant note has been added to drawing 1404/4f, which can therefore be considered as the drainage strategy drawing required by this condition.

I hope you will agree that the above should be sufficient to discharge these conditions without our having to resort to the submission of a S.73 application to vary Condition 4, which action would be unnecessarily disproportionate given the extant circumstances and the non-complex nature of the proposals.

Best wishes -Mick

M D HOWLETT ASSOCIATES LTD.

On 09/09/2026 11:12, Claire Moore wrote:

Hi Mick,

I am aware that determination isn't far away (21/09/26).

Have you an update regarding the **Variation (s73) application** to vary the wording of the condition 4 (and to include the infiltration rates and drainage strategy information as part of the submission in order to discharge part 1 of condition 4 of permission 260417).

In addition, how are you progressing with the Highways request for **visibility splays**?

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth
Wokingham Borough Council

Email: claire.moore@wokingham.gov.uk

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Mick Howlett <pmaarc@globalnet.co.uk>
Sent: 18 August 2026 21:27
To: Claire Moore <Claire.Moore@wokingham.gov.uk>
Cc: Paul Garner <anielas1991@gmail.com>
Subject: Re: 261504 299 Wokingham Road, Earley

Thanks for this Claire, and I'm pleased to accept a one month extension of time until 21 September 2026.

Best wishes -Mick

M D HOWLETT ASSOCIATES LTD.

On 20/08/2026 08:59, Claire Moore wrote:

Hi Mick,

Please confirm if you accept a one-month extension of time to **21 September 2026**?

I am on leave tomorrow and the application is due tomorrow.

This would allow time for you to consider how to proceed and gather the necessary information.

I look forward to hearing from you.

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place &
Growth Wokingham Borough Council

Email: claire.moore@wokingham.gov.uk

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