



Darcliffe Homes Limited Kingfisher House 17 Albury Close Reading RG30 1BD
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www.darcliffehomes.com

Planning Portal ref: PP-14966588

Development Management
Wokingham Borough Council,
Shute End
Wokingham
RG40 1BN

28th May 2026

Dear Sir/Madam

Land adjacent to Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ

We hereby submit an application to discharge Conditions 9, 15 and 16 of planning permission reference 251387 for: *'Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping. (Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Arboricultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawing (part retrospective).'*

In support of the discharge of conditions please find the following information enclosed:

- Biodiversity Lighting Strategy (May 2026), pursuant to Condition 9;
- Residential Travel Plan (May 2026), pursuant to Condition 15; and
- Bicycle Storage and Parking Plan (May 2026), pursuant to Condition 16.

Condition 9 – Biodiversity Lighting Strategy

The proposed lighting strategy identifies the areas of the site with potential ecological value for foraging and commuting bats and demonstrates how the proposed external lighting has been sensitively designed to safeguard these habitats.

The lighting specification incorporates ultra-low lux fittings with all luminaires designed to be directional and focused downward or towards adjacent brickwork only (see specifications within the Lighting Strategy). This approach ensures that light spill into the identified biodiversity areas is avoided and that dark corridors are provided. The strategy therefore accords with the recommendations for a sensitive ecological lighting design.



DARCLIFFE HOMES

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Condition 15 – Travel Plan

The enclosed Travel Plan has been prepared for the proposed development and sets out a framework to encourage sustainable and active travel choices by future residents.

The Travel Plan establishes a clear strategy to minimise reliance on single-occupancy vehicle trips by promoting walking, cycling, public transport and car sharing opportunities. It includes details of local pedestrian and cycle connections, nearby public transport services, cycle storage provision, and measures to provide residents with up-to-date travel information and guidance. The document also identifies management responsibilities, monitoring measures and implementation targets to ensure the Travel Plan remains effective throughout the occupation of the development.

Accordingly, the submitted Travel Plan demonstrates an appropriate and proportionate approach to promoting sustainable transport choices in accordance with the requirements of Condition 15.

Condition 16 – Bicycle Storage and Parking

Please find enclosed the Bicycle Storage and Parking Plan, which demonstrates that each of the 13 dwellings is provided with dedicated, secure and covered bicycle storage facilities, either within garages or timber cycle stores, as detailed on the plan. The submitted details are therefore considered to satisfy the requirements of Condition 16.

We trust that the information submitted is sufficient to enable the prompt discharge of the relevant planning conditions. However, should any further information or clarification be required, please do not hesitate to contact me.

Yours faithfully



Gareth Johns

Planning Manager

Darcliffe Homes

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