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Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18138

11 September 2025

Dear Sir/Madam,

Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Approval of Details Application Pursuant to Planning Permission 223256

Planning Conditions 23 (Travel Plan)

Planning Portal Reference PP-14323480

I am writing on behalf of Barchester Propco 2019 Limited (the applicant) in support of an approval of detail application relating to the proposed development of the above site.

The principle of redeveloping the site to provide a new care home has been established through a planning permission which was granted at appeal on 26 September 2024 (LPA Ref: 223256, Appeal Ref: 23/3336000).

The decision notice contains a total of 28 planning conditions, several of which require details to be submitted to and approved by the local planning authority prior to various stages of the proposed construction works.

This approval of detail submission relates to condition 23 (Travel Plan) which states as follows:

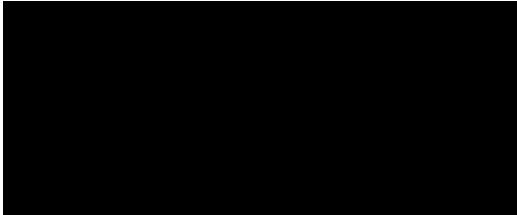
"Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the local planning authority, together with a timetable for its implementation. The Travel Plan shall be based on the principles set out in the Framework Travel Plan reference C21060/TP01 dated October 2022 and shall include modal targets to achieve its objectives and a timetable for their achievement. The Travel Plan shall be implemented in accordance with the approved timetable and details and implemented thereafter."

The application is supported by the following accompanying information:

- Covering Letter
- Travel Plan, prepared by Peter Evans Partnership, dated August 2025

We trust that all is in order. However, should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,



Adrian Kearley
Director