



Our ref: NC/0053

29th August 2025

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berks
RG40 1BN

Dear Sir / Madame

Re: PP-14266255
Discharge of conditions 6 [Access Construction], 8 [RSA], 9 [CMS] and 13 [AMS] of 211889 at
Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead

I write in relation to the above in order to re-submit information in respect of the following planning conditions:

Condition 6 [Access Construction]:

This condition requires full details of the construction of the approved accesses from Nine Mile Ride. These details have been finalised in accordance with the requirements of condition 8, are technically approved and subject to a completed s278 agreement with the Council dated 4th March 2025.

The submission now includes further details pertaining to surface water drainage ensuring that no surface water run off is allowed to enter the public highway [see RSA problem 8.1]. These details are in addition to the access road being of porous construction and a BN25 upstand kerb being located at the base of the access road.

Additional measures now include a channel drain which is placed at the back edge of the highway. This is located as shown on drawing 0010 with the accompanying section shown on 0025. Drawings submitted are as follows

- | | |
|------------------------------------|---------------------------------------|
| ▪ 13555-CDY-XX-XX-D-H-0005 Rev C02 | Vehicle Tracking and Visibility Splay |
| ▪ 13555-CDY-XX-XX-D-H-0010 Rev C02 | Highway Works General Arrangement |
| ▪ 13555-CDY-XX-XX-D-C-0021 Rev C03 | Site Engineering Layout |
| ▪ 13555-CDY-XX-XX-D-C-0023 Rev C2 | Site Construction Layout |
| ▪ 13555-CDY-XX-XX-D-C-0025 Rev C04 | External Works |
| ▪ 13555-CDY-XX-XX-D-C-0028 Rev P02 | Entrance Plan and Long Section |
| ▪ 13555-CDY-XX-XX-D-C-0030 Rev C1 | Long Section |

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Condition 8 [RSA]:

Condition 8 requires a Road Safety Audit to have been carried out on plan 70070533-SK-006 Rev F. We duly include a Stage 1 / 2 Road Safety Audit by TMC dated 28th April 2024 along with the subsequent designers' responses included at Appendix C.

The following planning issues were identified as outstanding through 251468 and the applicant responses as provided alongside in bold:

- 8.1 The LHA require provision of a drainage strategy and detailed drainage design to prevent surface water run off onto the public highway
Further details showing a new channel drain are now included on plan no 0010 submitted with condition 6
- 8.3 The LHA request that the SLOW markings are relocated a short distance along Nine Mile Ride 9c 5-10m) by the developer during the s278 works to reduce the wear and tear to the slow markings by vehicles turning
Now shown on plan no 0010 submitted with condition 6
- 8.4 The LHA request the provision of a pedestrian access alongside the access road which connects to Nine Mile Ride. Due to the arboricultural and spatial constraints of the site, a 'shared surface' access road is recommended.
The shared surface road with a minimum 6.1m width does not fit and if taken forward would require the removal of retained trees on the access road contrary to the established principles of developing this site.
- 8.5 The LHA require the applicant provide suitable pedestrian visibility splays on 2.0m x 2.0m.
Now shown on plan no 0005 submitted with condition 6.

Condition 9 [CMS]:

We enclose a 'Construction Method Statement' Rev F prepared by Elivia Homes dated June 2025 setting out the proposed controls surrounding construction activities at the site in line with the requirements of condition 9 part i through xi.

This was largely agreed in 251468 but now includes swept path analysis of the largest vehicles which are anticipated to visit the site.

It also includes further clarification on the temporary bitumen running surface and its removal post construction [as opposed to it being 'cored'] in accordance with further details that are submitted under condition 13.

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Condition 13 [AMS]:

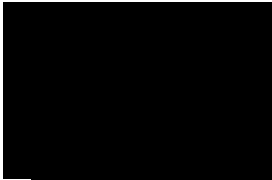
In relation to the requirements of this condition we duly submit 'Arboricultural Implications Report' SJA air 23350-01C Dated August 2025 by SJA Trees.

This report has clarification on the following points:

- the temporary running surface and the removal of the proposal to 'core' the temporary bitumen running surface
- the position with regard to crown lifting
- the impact on the retained trees will continue to be minimised by minimising the width of the access road which the shared surface suggestion from Highways does not
- the no dig constriction has been reviewed along the entire length of the access road to ensure that the road and associated batter does not 'pinch' upon retained stems
- that the final make up will be completely porous enabling water to access the roots below

We trust that this is in order and wait to hear from you.

Yours sincerely



Nathan Craker
Senior Planning Manager
Elivia Homes Central

Encs. [As above]