

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

Planning Portal Ref: 14694258
LPA Ref: 223691

11th February 2026

Dear Mr Hindle ,

Proposal: Application to discharge Condition 3 (External Materials), Condition 5 (Boundary Treatment Details), Condition 6 (Hard and Soft Landscaping), Condition 8 (Landscape Management Plan), Condition 11 (Drainage), Condition 16 (Walking and Cycling), Condition 17 (EV Charging) and Condition 19 (Remediation Strategy) relating to application 223691 which approved the erection of 42 residential apartments in three blocks, including on-site parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings.

Site Address: Lee Spring, Latimer Road, Wokingham, RG41 2WA

I am writing to advise you that I have today submitted an application to formally discharge the following conditions in relation to approved application 223691 which approved the erection of 42 residential apartments at Lee Spring, Latimer Road, Wokingham.

- Condition 3 (External Materials)
- Condition 5 (Boundary Treatment Plans)
- Condition 6 (Hard and Soft Landscaping)
- Condition 8 (Landscape Management Plan)
- Condition 11 (Drainage)
- Condition 16 (Walking and Cycling)
- Condition 17 (EV Charging)
- Condition 19 (Remediation Strategy)

For ease of reference, I have included the full wording of each condition below, together with a list of documents submitted to formally discharge each condition.

Condition 3 (External Materials)

Before the development hereby permitted is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in

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writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

The documents submitted to formally discharge Condition 3 include the following:

- 28196-PD330A- External Materials Schedule
- Nutcombe Multi Datasheet
- Winchester Multi Datasheet

Condition 5 (Boundary Treatment Plans)

Before the development hereby permitted is commenced above slab level details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

The documents submitted to formally discharge Condition 5 include the following:

- 28196-PD201- Site Boundary Treatment and EV Charging Plan

Condition 6 (Hard and Soft Landscaping)

Prior to the commencement of the development above slab level, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

The documents submitted to formally discharge Condition 6 include the following:

- 1671-L90-201C
- 1671-L90-202C
- 1671-L90-203C
- 1671-L90-300D

Condition 8 (Landscape Management Plan)

Prior to the commencement of the development above slab level, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

The documents submitted to formally discharge Condition 8 include the following:

- Landscape Management Plan DP247

Condition 11 (Drainage)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1. BRE 365 test results demonstrating whether infiltration is achievable or not.*
- 2. Use of SuDS following the SuDS hierarchy, preferably infiltration.*
- 3. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at 2l/s as proposed.*
- 4. As connection is proposed to an existing surface water sewer on Latimer Road (Appendix G), we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.*
- 5. Groundwater monitoring confirming seasonal high groundwater levels in the area.*
- 6. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.*

The documents submitted to formally discharge Condition 11 include the following:

- 25235-JUB-XX-PP-C-0001 P1 Drainage Strategy Report

Condition 16 (Walking and Cycling)

Prior to commencement of development, an audit to consider pedestrian and cycle infrastructure and connections from the development to Wokingham town centre, Wokingham Station and to the hospital shall be submitted for approval by the local planning authority. If any improvements are deemed as necessary, the measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

The documents submitted to formally discharge Condition 16 include the following:

- 187.0019WCAR1- Walking and Cycling Assessment and Review

Condition 17 (EV Charging)

Prior to commencement of development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by the Local Planning Authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance with Building Control Regulations Approved Document S and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy thereafter.

The documents submitted to formally discharge Condition 17 include the following:

- Electric Vehicle Charging Strategy DP247
- 28196-PD201- Site Boundary Treatment and EV Charging Plan

Condition 19 (Remediation Strategy)

Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of that phase shall be submitted to and approved in writing by the local planning authority:

- 1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site;*
- 2. a site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite;*
- 3. the site investigation results and the detailed risk assessment (2) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;*
- 4. a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The development of each phase shall be carried out in accordance with the approved details.*

The documents submitted to formally discharge Condition 19 include the following:

- GWPR6945- Remediation Method Statement

I trust you have all that you require to validate and progress this application. However, in the event you require any further information or seek clarification on any of the information submitted, please do not hesitate to contact me.

Yours faithfully,

Kind regards,

Harriet Lobacz MRTPI
Senior Planner
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