



Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

27th November 25

Dear Sir/Madam,

Application to discharge conditions 17, 19, 21, 22, 23, 24 and 28 of outline application Ref: 181194

Parcel 8, Hogwood Farm, Sheerlands Road, Finchampstead

Please accept this letter and enclosures as an application to discharge conditions at Parcel 8, Hogwood Farm, Sheerlands Road, Finchampstead. The s73 application which these conditions relate to was approved in November 2018 (Ref: 181194). The original consent approved a hybrid application for up to 1,500 new dwellings, up to 12,000m² of employment space, a neighbourhood centre with up to 1,900m² of non-residential floorspace and a new primary school, sports pitches and pavilion building with associated landscaping and infrastructure. The conditions which this application seeks to discharge are as follows:

- Condition 17 – Arboricultural Impact Assessment
- Condition 19 – Tree Protection Measures
- Condition 21 – Landscape and Ecological Management Plan
- Condition 22 – Ancient Woodland Mitigation
- Condition 23 – Hedgerow Mitigation
- Condition 24 – Bat Mitigation Strategy
- Condition 28 – Ecological Permeability

The following information has been submitted in support of the discharge of these conditions:

- Application Form
- Condition 17 –
 - Tree Survey & Arboricultural Impact Assessment
- Condition 19 –
 - Tree Survey & Arboricultural Impact Assessment
- Condition 21 –
 - Landscape Ecology Management Plan
- Condition 22 –



- Tree Survey & Arboricultural Impact Assessment
- Condition 23 –
 - Hedgerow Mitigation Strategy
- Condition 24 –
 - Bat Mitigation Strategy
- Condition 28 –
 - Ecological Permeability

The application fee of £298 will be paid directly to Wokingham Borough Council by David Wilson Homes following confirmation of the appropriate payment method.

I trust that the enclosed plans and document provide sufficient detail to support this application. However, should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

A solid black rectangular box used to redact a handwritten signature.

Tilly Le Butt
Director