

Date: 16 January 2026
Application: 253032



**WOKINGHAM
BOROUGH COUNCIL**

Mr Jonathan Edwards

Silver Wood
Wick Hill Lane
Finchampstead, Wokingham
RG40 3PZ

Development Management &
Compliance

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Dear Mr Jonathan Edwards,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 242295**

Application Number: 253032

Applicant Name: Mr Jonathan Edwards

Site Address: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Proposal: Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to drainage details.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 5, 6, & 8. Provided the development is carried out in accordance with the approved details, these conditions are discharged.
- Acceptable drainage details are yet to be provided and shall be investigated separately. Condition 9 cannot be discharged.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in cursive script, appearing to be 'HMM'.

17 April 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.5	Proposed Site Plan '22203-03 A'	12/12/2025	The condition is discharged in accordance with the approved details.
Condition No.6	Landscape Plan (amended) Landscaping details received via email on 23/02/2026	04/03/2026 23/02/2026	The condition is discharged in accordance with the approved details.
Condition No.8	Landscape Plan (amended) Bat Box Photos Bat Boxes - Detail	04/03/2026 12/12/2025 12/12/2025	The condition is discharged in accordance with the approved details.
Condition No.9	As Built Drainage Plan Soakaway Report Ref: 260209	12/12/2025 25/03/2026	The drainage strategy for the site includes the construction of a new soakaway in the area of the site previously occupied by the swimming pool. In providing an assessment of this, the Soakaway Report states in the closing remarks that 'On this basis, infiltration drainage is considered unsuitable at the site and alternative drainage solutions should be explored as part of the drainage design'. Given these findings, the Drainage Officer is unable to support the discharge of the drainage condition at this stage The condition cannot be discharged in accordance with the approved details.