

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18270

22 August 2025

Dear Sir/Madam,

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

Approval of Details Application Pursuant to Planning Permission 223256

Planning Condition 4 (Drainage) and Planning Condition 5 (Tree Protection)

Planning Portal Reference PP-14024401

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 4 (drainage) and condition 5 (tree protection) is supported by the following accompanying information:

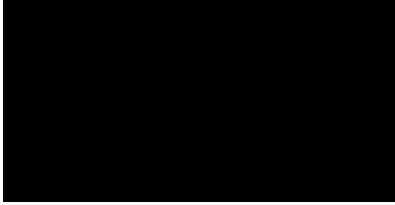
- Drainage Layout (Proposed) – Drawing 2638-02-P2
- Drainage Details – Drawing 2638-04-P1
- Arboricultural Method Statement
- Tree Protection and Removal Plan

The applicant can confirm that the proposed drainage design reflects discussions with the arboriculturist in relation to the route and methodology for the installation of the drainage where in proximity to existing trees. It is proposed that the rising mains and manholes are installed using

directional drilling where these are located within root protection areas.

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