Date: 20 May 2026
Application: 260616

WOKINGHAM BOROUGH COUNCIL

Rob Elkins
Artel31 Limited
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Chippenham
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Development Management & Compliance
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Dear Rob Elkins,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION 260616

Application Number: 260616
Applicant Name: Kay & Williams
Site Address: 178 Bearwood Road, Barkham, Wokingham, RG41 4SH
Proposal: Submission of details to comply with the following condition of planning consent 242719 dated 26/11/2025. Condition 6, 10, 11, 13 refers to drainage, Arboricultural Method Statement/Scheme of Works, precautionary working method statement and treatment of the northern boundary of the site.

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 6, 10, 11 and 13. These conditions are discharged in full, subject to the works being carried out in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by: MC
21.05.2026

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Condition	Plan Number/Report Details	Date Received	Comments
Condition No.6	• 19721-TUM-TN-XXX-0001 • Soakaway Testing - Ground Testing Ltd • FLOW-Network 1-DD-178 B • Drainage Details - 19721-TUM-DD-XXX-3050 A • Surface Water Drainage - 19721-TUM-TN-XXX-0002 A	25 March 2026 and 14 May 2026	The Council's Drainage Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.10	• Arboricultural Method Statement (LandArb Solutions Limited)	25 March 2026	The Council's Trees and Landscape Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.11	• Species Protection Plan (SPP) for Great Crested Newts	25 March 2026	The Council's Ecology Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.13	• PR Boundary Treatment - 640-PL-17	25 March 2026	The proposed northern boundary treatment, comprising 1.1 metre high post-and-wire fencing, is considered

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Condition	Plan Number/Report Details	Date Received	Comments
			acceptable in terms of visual appearance and would preserve the historic, ecological and landscape character of the area. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.

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