

04th February 2026

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

Your Ref:

Our Ref: DEV/703/LPA/OUT/RM/02

To whom it may concern,

Land at Bridge Farm, Twyford – Planning Approval Notice Ref. 212720

Please find enclosed our application for the discharge of the following conditions:

Outline Planning (Condition 14) – Highway Construction Details

In support of our application to discharge the above conditions, please find enclosed the following information relating to Phase 1 of the development:

- 703-030B - Engineering Layout.
- 703-032A - Surface Materials Layout.
- 703-033A - Kerb Details Layout.
- 703-050 - Construction Details (Sheet 1 of 2).
- 703-051 - Construction Details (Sheet 2 of 2).
- 703-052 - Public Drainage Construction Details.
- 703-053 - Longitudinal Sections (Phase 1).
- 703-210 - Infiltration Basin.
- WLC1233-LSR-001_R0_Lighting_Strategy_Combined.
- 10.2-05 - Shared access and parking areas.
- 10.2-09 - Individual drives and parking areas.

On the basis of the information submitted relating to the above condition, we seek to obtain condition discharge from Wokingham Borough Council, with the detailed design and construction details for phase 2 of the development to follow at a later stage. It is the intention for Phase 2 information and details to closely align with the information submitted for Phase 1.

Outline Planning (Condition 38) – Land Contamination

In support of our application to discharge the above conditions, please find enclosed information:

- LP3302 Twyford Bridge Phase II Investigation Issue.
- LP3408 Twyford Bridge Farm DPSH Report Issue 1. File size is too large to upload please follow this link [2025-10-29 Conditions 3, 6, 8, 14, 38, 44, 47 & 48](#)
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Outline Planning (Condition 44) – Emergency Water Supplies

In support of our application to discharge the above conditions, please find enclosed information:

- 703-SRV-02 Water Infrastructure Service Layout Plan.

Outline Planning (Condition 47) – Piling Method Statement

In support of our application to discharge the above conditions, please find enclosed information:

- 703-SK-031 - Foundation Piling Layout
- 7.1KF F33 Driven Precast Concrete Piling Work Package Plan
- Rig data sheets - PMx22 - 225kPa

Outline Planning (Condition 48) – Land Contamination

In support of our application to discharge the above conditions, please find enclosed information:

- 230918_332610041_Twyford_Nutrient Budget Calculation
- LP3302 Twyford Bridge Phase II Investigation Issue
- LP3408 Twyford Bridge Farm DPSH Report Issue 1

Yours sincerely

for and on behalf of Croudace Homes Ltd

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