ELIVIA
HOMES

Our ref: NC/0085

27th October 2026

Mr M Croucher – Team Manager
Department Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mark,

Re: PP-15294313
Application for non-material amendment to amend the wording of condition 2 [to facilitate a substitution of plan] of 250655 at land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, RG40 3QD

We write in respect of the above application which seeks to amend the wording of condition 2 of 250655 to allow an amended plan to be accepted which secures amended boundary treatment to the western boundary of the site.

As you are aware, this proposal is submitted following a meeting held on site with various parties including Clive Jones MP and Cllr Margetts; where it was agreed to pursue an amendment to the boundary treatment on the western edge of the site to a 1.8m close boarded fence in line with residents wishes.

The submission therefore proposes to amend the approved Boundary Treatments plan as follows:

- Boundary Treatments 230122A L 02 02 Rev A APPROVED
- Boundary Treatments 230122A L 02 02 Rev C PROPOSED

Therefore, and in line with your email dated 7th October 2026 we have considered the submission in light of the requirements associated with condition 15 [ecological permeability] and impact on retained trees.

Upon review of condition 15 and the Biodiversity Enhancement Plan (BEP) duly discharged by the Council, the relevant context is concerned with the permeability measures associated with hedgehog, reptile and amphibians. It is accepted that the creation of Hedgehog Highways will achieve suitable permeability for all groups.

In this regard I would take you to Approved Plan 230122A D 03 07 Rev A 'Typical Close Board Timber Fencing' from 250655 which indicates at note G, provision for Hedgehog Highways.

Cont/….

Elivia Homes Central
Suites 5 & 6 Woodlands Court
Burnham Road, Beaconsfield
Buckinghamshire HP9 2SF
Tel: 01494 685 930
Email: info@eliviahomes.co.uk

Elivia Homes Eastern
6 Alexander Grove
Kings Hill, West Malling
Kent ME19 4XR
Tel: 01732 770 991
Email: enquirieseastern@eliviahomes.co.uk

eliviahomes.co.uk

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Turning to Arboricultural matters, I include a note from SJA Trees dated 20th October 2026 which deals with the matter of practical installation of the close board fence and any potential impacts on retained trees. As you will note, in following the proposed methodology. The works can be completed without material harm to the retained trees or their rooting environments.

We therefore trust that you are able to accept the application as submitted in order that the outcomes can be delivered in line with what was discussed at the meeting.

Yours sincerely

[redacted]

Nathan Craker
Senior Planning Manager
Elivia Homes Central

Encs.