

15 December 2025

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

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

Discharge of conditions application for application ref 242295 in relation to Condition no. 5,6,8,9.

I am pleased to enclose a discharge of conditions submission for planning permission ref. **242295** (as a Section 73 variation to approval 231459). This submission seeks to discharge condition no. **5,6,8,9** of the decision. The decision notice has been provided for clarity.

Accompanying this submission are the relevant application form, documents, and information.

CONDITION 5: Cycle Parking

"Prior to the occupation of the development hereby permitted, details of secure and covered bicycle storage/parking for the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/parking shall be implemented in accordance with such details and shall be permanently retained for the parking of bicycles and used for no other purpose."

A secure, covered timber cycle store (3.3 m x 2.1m) is to be provided within the curtilage of the new dwelling. This can accommodate up to four bicycles and provides weather-protected storage.

The submitted Drawing No. 22203-3 03 Rev.A show the proposed location on a map, placed on hardstanding (therefore not considered to have any adverse impact on trees).

The submitted details therefore satisfy the requirements of this condition.

CONDITION 6: Landscaping

"Prior to the occupation of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for 5 trees, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority."

In addition to the hardsurfacing already shown and approved as per the approved Block Plan of the application, document title 'Landscaping Plan' provides a proposed soft landscaping layout. This would involve a varied mix of native planting, concentrated around the site boundaries and hence leaving a central open garden space. Additionally various trees are to be removed and retained as per the approved plans.

A Landscape Management Scheme is also submitted regarding long-term management of this planting.

The scheme accords with Core Strategy Policy CP3 and MDD Local Plan Policies CC03 and TB21.

The submitted details therefore meet the requirements of this condition.

CONDITION 8: Biodiversity Enhancements

"Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens) as per the recommendations within Chapter 6 of the 'Bat Survey Report June 2023', shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved."

Two bat boxes have been installed on mature trees along the southern boundary, positioned approximately 4.5m above ground level facing southeast, as shown within the submitted documents.

As per Condition 6 above, additional native hedge and shrub planting has been carried out to enhance biodiversity.

The eastern boundary of the development site runs directly into open woodland, with 'deer fencing' (i.e. steel mesh) providing permeability for wildlife such as hedgehogs.

Submitted photographs demonstrate the implemented biodiversity measures.

The submitted details therefore meet the requirements of this condition.

CONDITION 9: Drainage

Prior to the occupation of the development hereby approved, details of the drainage system for the site shall be submitted to an approved in writing by the LPA. These details shall include how the site currently drains and will be drained after the proposed development with consideration to SuDS. The approved scheme shall be implemented as approved and shall be maintained in the approved form for as long as the development remains on site.

The site's topography (as per topographical information taken from the application's submitted Topographical Survey confirming levels and gradients) shows a very slight lowering of land level from south to north, and accordingly drainage currently moves northwards. This is notwithstanding the presence of the swimming pool, which as per the approval is being removed and filled.

The *As Built Drainage Plan (KPM25687.Pdf)* illustrates the installed foul and surface water drainage network, incorporating soakaways and permeable gravel surfacing to manage runoff in accordance with SuDS principles. Specifically this will allow for surface water to drain towards the northern area of the site, which contains soakaways.

Inspection chambers have been provided throughout the implemented drainage systems. The route for the foul drainage pipe to connect to the existing system has also been shown.

The system has been implemented as shown and is fully operational. The submitted details therefore satisfy the requirements of this condition.

I trust the above is of assistance. Do not hesitate to contact us if you require further information to discharge the aforementioned conditions.

Yours Faithfully,

Matthew Miller BSc (Hons) MSc MRTPI

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