



Wesley House, Bull Hill,
Leatherhead KT22 7AH

01372 365064
07748 842025
adrian@qedplanning.co.uk
www.qedplanning.co.uk

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18138

26 September 2025

Dear Sir/Madam,

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

Approval of Details Application Pursuant to Planning Permission 223256

Planning Condition 6 - Ecology

Planning Portal Reference PP-14024413

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 6 (ecology) which states as follows:

No development shall commence above foundation level until a plan for the provision of ecological permeability and species enhancements on the site is submitted and approved in writing by the local authority. The plan shall be implemented in accordance with the approved details during the construction phase of the development and the mitigation measures of the approved plans shall be retained thereafter.

The application is supported by the following information:

- Biodiversity Permeability and Enhancement Plan prepared by SLR Consulting Limited dated 25 September 2025
- Covering Letter

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