

Date: 27th January 2026

Our Ref: 1335

Dear Planning Department

**Re: Discharge of Conditions 3 (External Materials), 5 (Landscaping), 6 (Drainage) and 7 (External Lighting) relating to application reference 251318
Hacthgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE**

This Cover Letter is submitted in support of a discharge of conditions application relating to the approved consent under reference 251318.

To assist the Council, a full list of the submitted documents against the conditions they relate to are provided below.

Condition 3 (External Materials)

- External materials specification sheet

Condition 5 (Landscaping)

- 2748-HAR-21 - Landscaping Plan Rev B

Condition 6 (Drainage)

- 87257R1 - Geosmart Sustainable Drainage Assessment

Condition 7 (External Lighting)

- 2748.1.2-HAR-20 - Proposed Lighting Plan Rev N

I trust this information is sufficient in order to discharge all the relevant conditions referred to above. If any further information is required, please do not hesitate to contact me.

Kind regards.



Jack Spence

MRTPI

Chartered Town Planner