

Development Management & Compliance,
Wokingham Borough Council
P.O. Box 157,
Shute End,
Wokingham,
Berkshire RG40 1BN

17 April 2026

Our Ref: J005607

Dear Sir/Madam,

(RESUBMISSION OF 243193) FULL PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE OF LAND FOR THE STATIONING OF MOBILE HOMES TO FORM 5 NO. ADDITIONAL GYPSY AND TRAVELLER PITCHES, THE ERECTION OF 3 NO. DAY ROOMS AND 1 NO. BUILDING TO FORM A STABLE FOLLOWING DEMOLITION OF THE EXISTING STABLES, PLUS ASSOCIATED HARD AND SOFT LANDSCAPING AT DUN ELMS, NELSONS LANE, HURST, WOKINGHAM, RG10 0RE

I refer to the above. WS Planning & Architecture have been instructed by Mr. Andrew Loveridge to prepare and submit this resubmission of the planning application 243193.

This planning application mirrors exactly the detail of the approved planning permission 243193, however, includes a revised Site Location Plan to cover the entire site. This ensures that the Biodiversity Net Gain measures can be provided as on-site gains.

Given that the details are identical to those previously approved, we foresee no reason to prevent the grant of planning permission.

The applicant also provides additional documents which were submitted as part of the Discharge of Conditions application 253144. These were considered and approved for discharge. It is therefore trusted that conditions can be imposed of the 'in accordance with' style. These documents are the following:

- J005408-TD-01 PP Site Development Scheme
- J005408-TD-02 PP Landscaping Scheme
- J005408 – Conditions Details Summary Letter – 18 December 2025
- STM Environmental - SuDS Strategy - Dun Elms - FINAL V2.0

Also submitted as part of this planning application are the Biodiversity documents put forward as part of the discharge of conditions applications. The Ecology Officer confirmed agreement to the details, but raised an issue with the red line plan, which this application seeks to resolve. The Ecology Officer also raised concerns regarding

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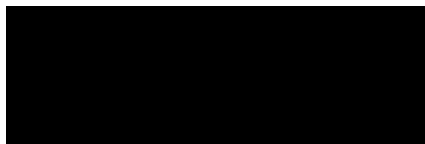


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measures to protect the meadow from the paddock grazing. In this regard, the proposed stock proof fence and field gate, as shown on J005607-TD-03, is attached, and intended to be proposed entirely around the paddock, as shown on J005408-TD-01.

It is therefore hoped this settles their queries, and ensures that the BNG details accurately reflect the on-site measures, allowing planning permission to be granted with all details attached as 'in accordance with' conditions.

Yours sincerely,



Felix Smithson
Planner