

17 March 2025

Mr Croucher
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr Croucher,

**Land at and to the rear of 238 & 240 Nine Mile Ride, Finchampstead
Planning portal reference PP-13846858**

I am writing to you on behalf of the applicant, Elivia Homes Ltd, to submit a Reserved Matters planning application for the following development:

'Reserved matters application for 26 dwellings and associated infrastructure, landscaping and demolition of existing dwellings (to consider appearance, landscaping, layout and scale)'

This Reserved Matters application follows on from the Outline planning application (ref: 211889) which was granted by the Planning Inspectorate via appeal (ref: APP/X0360/W/22/3295631) in December 2022.

A Reserved Matters application (ref. 232298) for the Site was dismissed at appeal (ref. APP/X0360/W/24/3352010) on 21 February 2025 and this new Reserved Matters application seeks to address the issues raised by the Inspector at this appeal.

In relation to the Reserved Matters appeal (ref. APP/X0360/W/24/3352010), the Inspector's decision agreed with the Appellant on the vast majority of points. The appeal was dismissed on the sole issue of the treatment of the boundary with Oak Manor (and specifically the loss of Lawson cypress trees along the eastern boundary). This led to harms identified on neighbours and the character of the area (refer to §13 and §25 of the appeal decision).

The revised scheme submitted with this application addresses these concerns by:

- Proposing an 1.8m close boarded fence along the boundary with Oak Manor (to replace existing post and rail fence).

- Retaining of all cypress trees (nos. 213-215 and 227-241) growing to the west of Oak Manor and to the east of plots nos. 5 to 9, previously shown to be removed (see Figure 6).
- Planting of new 2m wide hedgerow of native mix 'Type 3 Mix on plan' (in behind 1.8m close boarded fence). The hedgerow will grow up to 2-3m in height and will add further depth to the reinforced boundary.
- Planting Acer campestre within planted hedgerow. Acer campestre will grow up to 8-12m in height. Again this will add further depth to the reinforced boundary.

By making these revisions, the new Reserved Matters scheme addresses the issues raised by the Inspector by ensuring that the woodland character for Oak Manor (and the properties to the east) is maintained. In addition, the revisions would result in acceptable living conditions for Oak Manor by maintaining privacy and amenity.

This Reserved Matters resubmission also makes minor alterations to the proposed boundary treatments along the southern and western boundaries (unrelated to the Inspectors decision). These changes have been made to further enhance the aesthetics of the Proposed Development.

A number of updates have therefore been made to the documents that formed part of the previous Reserved Matters application.

Document Title	Document/ Drawing Number/ Date
Completed Application Form	17 March 2025
Completed CIL Form	17 March 2025
Planning Statement (ET Planning)	March 2025
Design & Access Statement Addendum + Design and Access Statement (Clifton Emery Design)	March 2025
Transport Note (Iceni)	March 2025
Arboricultural Implications Report (SJA Trees)	March 2025
Ecological Technical Note (Aspect)	12 March 2025
Sustainability and Energy Statement (Bluesky Unlimited)	4 September 2023
Biodiversity Net Gain Report (Aspect)	October 2023
Flood Risk Assessment and associated Appendices (WSP)	October 2023
Proposed Level Design	70070533_SK_010_P01
Proposed Soakaway Locations	70070533_SK_011_P01
Proposed Level Design and Soakaway Locations	70070533_SK_012_P01
Indicative Section Through Access Driveway	70070533_SK_014
Proposed Exceedance Flow	70070533_SK_015_P01
Location Plan	230122A L 01 01
Existing Site Plan	230122A L 01 02
Constraints Plan	230122A L 01 03
Proposed Site Layout	230122A L 02 01
Boundary Treatments	230122A L 02 02
House Types	230122A L 02 03
Parking Layout	230122A L 02 04
Bike Store & Bin Collection	230122A L 02 05
Electric Vehicle Charging Point	230122A L 02 06

Air Source Heat Pump	230122A L 02 07
Management Plan and Public Open Space	230122A L 02 08
Permeability Plan	230122A L 02 09
Management Company Land	230122A L 02 10
Landscape General Arrangement Plan 1 of 2	230122A L 03 01
Landscape General Arrangement Plan 2 of 2	230122A L 03 02
Softworks Plan 1 of 3	230122A L 04 01
Softworks Plan 2 of 3	230122A L 04 02
Softworks Plan 3 of 3	230122A L 04 03
Softworks - Eastern Boundary Edge	230122A L 04 10
Typical Timber Fence	230122A D 03 01
Typical Post and Wire Fence	230122A D 03 02
Typical 1800mm Brick Wall	230122A D 03 03
Typical 1200mm Brick Wall	230122A D 03 04
Typical Sawn Timber Fence	230122A D 03 05
Typical Sawn Timber Fence with Mesh	230122A D 03 06
Typical Close Board Timber Fencing	230122A D 03 07
Typical Retaining Brick Wall with 1100mm Brick Wall	230122A D 03 08
Typical Retaining Wall with Close Board Timber Fencing	230122A D 03 09
Typical Retaining Wall with Railing	230122A D 03 10
Typical Retaining Brick Wall with Sawn Timber Fence	230122A D 03 11
Typical Retaining Brick Wall with 1800mm Brick Wall	230122A D 03 12
Typical Timber Bollard	230122A D 03 13
Typical Hedgerow Planting	230122A D 04 02
Typical Ornamental Planting	230122A D 04 03
Typical Tree Pit Hard	230122A D 04 04
Typical Tree Pit Soft	230122A D 04 05
CP 01 – Single Carport Floor Plans & Elevations	230122A CP 01
CP 02 – Twin Carport Floor Plans & Elevations	230122A CP 02

House Type A - Floor Plans	230122A HT A 01 01
House Type A - Elevations	230122A HT A 02 01
House Type B - Floor Plans (AS)	230122A HT B 01 01
House Type B - Floor Plans (OPP)	230122A HT B 01 02
House Type B - Elevations (AS)	230122A HT B 02 01
House Type B - Elevations (OPP)	230122A HT B 02 02
House Type C - Floor Plans	230122A HT C 01 01
House Type C - Elevations	230122A HT C 02 01
House Type D - Floor Plans	230122A HT D 01 01
House Type D - Elevations Plots 02, 03 & 05	230122A HT D 02 01
House Type D - Elevations Plots 01 & 04	230122A HT D 02 02
House Type E - Floor Plans (AS)	230122A HT E 01 01
House Type E - Floor Plans (OPP)	230122A HT E 01 02
House Type E - Elevations (AS) Plots 13, 15 & 16	230122A HT E 02 01
House Type E - Elevations (OPP) Plots 12 & 14	230122A HT E 02 02
House Type E - Elevations (OPP) Plot 11	230122A HT E 02 03
House Type E - Elevations (AS) Plot 16	230122A HT E 02 04
House Type F - Floor Plans	230122A HT F 01 01
House Type F - Elevations Plots 7 - 10	230122A HT F 02 01
House Type F - Elevations Plot 6	230122A HT F 02 02
Proposed Street Scenes	230122A SE 02 01
Proposed Landscape Site Sections	230122A SE 02 02
Illustrative Layout	230122A G 02 100
Garden Measurements	230122A SK 240815

Soft Landscape Schedule	230122A R 04 01
Detailed Specification in respect of the Open Space	230122A R 04 02 A
Detailed Specification in respect of Estate Roads	230122A R 04 03
Development Visuals	230122A R 06

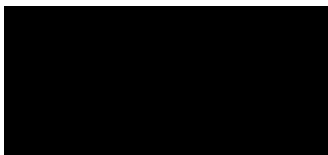
In addition, the revised scheme incorporates the amendments made to the scheme during the course of the Reserved Matters appeal.

The rest of the scheme has remained unchanged from that of the previous Reserved Matters application, as these matters were agreed as being acceptable in planning terms by both the Council and the Inspector.

The required fee for the reserved matters application of **£16,294 (including VAT)** will be paid separately by Elivia Homes Ltd.

Thank you for considering this Reserved Matters planning application and we look forward to a positive response and the opportunity to contribute to the development of a vibrant and sustainable community.

Yours sincerely,

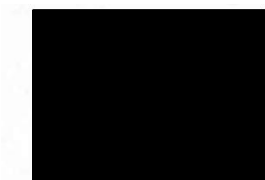


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