



Head of Development Management,
Planning Services,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1BN

10th December 2025
Subject to Contract

Dear Sir/Madam,

109 Victoria Road, Wargrave, Wokingham, RG10 8AG
Discharge of Conditions pursuant to Planning Application No. 243229

I refer to the above matter, and to the Council's decision on 5th December 2025 to approve the planning application no. 243229 for the erection of 8 no. dwellings following removal/demolition of the existing buildings.

Please find attached the following plans and documentation as requested by the Council in order to address and discharge each of the planning conditions outlined below:

Condition 3 - (External materials)

Please find attached our Victoria Nurseries EMS Rev B – 8U – 08.12.25

Condition 4 - (Ground and building levels)

Please find attached our 690-002 External Works Layout

Condition 5 - (Protection of trees)

Please find attached our Victoria Nurseries – TPP – Dec 2025 & AMS - Victoria Nurseries Victoria Road Wargrave RG10 8AG

Condition 6 - (Landscaping)

Please find attached our VN Soft Landscaping with Kerb Detail 081225 - Rev F

Condition 7 - (Decontamination)

Please find attached our Ground Investigation Report - 24-206.01 v2 GIR - Victoria Nurseries - April 25 & Remediation Strategy - 24-206.04 v1 DS RS VP - Nov 25

Condition 8 - (Construction method statement)

Please find attached our VNW-903 Addendum - Construction Method Statement - No Rev & VNW-903 Site Set-Up Plan No Rev

Condition 9 - (Biodiversity enhancements)

Please find attached our BEP (December 2025)

Condition (Biodiversity Gain Plan)

Please find attached our VN - Biodiversity Gain Plan (December 2025), BNG Rev B (December 2025) & Victoria Nurseries Rev B - The_Statutory_Metric_MacroDisabled_1.0.4

Yours sincerely,



Morgan Toney-Green

Land Buyer

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