

30th January 2026

Planning Department
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Your Ref:

Our Ref: DEV/703/LPA/OUT/01

To whom it may concern,

Land at Bridge Farm, Twyford – Planning Approval Notice Ref. 212720

Please find enclosed our application for the discharge of the following conditions:

Conditions 11, 13, 16, 21, 22, 24, 26 and 28 – Supporting Documentation

Condition 11 – Samples of Materials

In support of our application to discharge the above conditions, please find enclosed information:

- DES-703-107-3 - Materials Layout

Condition 13 – Lighting for Light Sensitive Species

In support of our application to discharge the above conditions, please find enclosed information:

- Design & Access Statement – Lighting
- WLC1233-1300-001_R0_Lighting
- WLC1233-1300-001-R2
- WLC1233-1300-002-R2
- WLC1233-1300-002_R0_Lighting
- WLC1233-LC-AC-001_R0_Area_Calculations
- WLC1233-LC-AC-001_R0_Lighting
- WLC1233-LSR-001_R0_Lighting_Strategy_Combined

Condition 16 – Detailed Landscaping

In support of our application to discharge the above conditions, please find enclosed information:

- 703-250 Phase Boundary Layout (Phase 1)
- Twyford - Ecological Permeability Report v4 - March 25
- 111/700 Phase 1 planting plan (this will include signage locations and specification)
- 111/701 Phase 1 Tree pit details
- Landscape specification
- Signage installation information

Condition 21 – Aged and Veteran Tree Strategy

In support of our application to discharge the above conditions, please find enclosed information:

- 243124-Planning Plans-11122024
- AIA report

Condition 22 – Details of boundary walls and fences

In support of our application to discharge the above conditions, please find enclosed information:

- DES-703-112-3 - Enclosures Layout

Condition 24 – Species Specific Enhancements

In support of our application to discharge the above conditions, please find enclosed information:

- Biodiversity Enhancement Plan 1 of 4
- Biodiversity Enhancement Plan 2 of 4
- Biodiversity Enhancement Plan 3 of 4
- Biodiversity Enhancement Plan 4 of 4
- Biodiversity Net Gain Assessment 5

Condition 26 – Surface Water Drainage Strategy

In support of our application to discharge the above conditions, please find enclosed information:

- 7236.401F – Overall Drainage Strategy
- 7236.402 – Exceedance Flow Routes
- 7236.TN02 Rev03 – Drainage Strategy
- 7236.TN02 Rev04 [2026-XX-XX Conditions 11, 13, 16,, 20, 21, 22, 24 & 28](#) please follow this link to find the this file due to file size
- 7236.TN04 – Drainage & Levels Summary [2026-XX-XX Conditions 11, 13, 16,, 20, 21, 22, 24 & 28](#) please follow this link to find the this file due to file size.

Condition 28 – Exceedance Flow Route

In support of our application to discharge the above conditions, please find enclosed information:

- 7236.TN02 Rev04 [2026-XX-XX Conditions 11, 13, 16,, 20, 21, 22, 24 & 28](#) please follow this to link find the this file due to file size
- Exceedance Flow Route

We trust the above and enclosed is sufficient information to meet the approval of the Council.

Yours sincerely

for and on behalf of Croudace Homes Ltd

Joshua Williams

Engineer

DD: 01883 335441

Joshua.williams@croudace.co.uk