



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

Our ref: MWB/HM/31048

Friday 14th June 2024

To whom it may concern,

PLANNING PORTAL REFERENCE PP-13069509
LAND TO THE EAST OF LONGWATER ROAD, FINCHAMPSTEAD, BERKSHIRE

On behalf of Catesby Strategic Land Limited and Stonebond Properties (Guildford) Limited (The Applicant), please find enclosed an application for full planning permission relating to the proposed development of the above site for the following development:

"Erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works."

In accordance with the Local Validation List (September 2023), the application is supported by the following documents and plans. A review of the complete Local Validation List has also been submitted to aid with validation, titled 'Validation Schedule'.

DOCUMENT	AUTHOR
ADMINISTRATIVE DOCUMENTS	
Application Form, Notices and Land Declaration	DHA Planning
CIL – Additional Information Form	Applicant
Cover Letter	DHA Planning
REPORTS	
Air Quality Assessment	RPS
Arboricultural Impact Assessment	EDP
Archaeology and Heritage Assessment	EDP
Design and Access Statement, including Electric Vehicle Charging Strategy and Volume Calculations	Thrive Architects
Drainage Calculations	RPS
Ecological Appraisal, including Biodiversity Net Gain Assessment and survey details relating to Badgers, Bats and Great Crested Newts and other protected species	EDP
Sustainability and Energy Statement	Iceni

DOCUMENT	AUTHOR
Flood Risk Assessment and Conceptual Drainage Strategy	RPS
Draft Habitat Management and Maintenance Plan	EDP
Landscape and Visual Appraisal	EDP
Lighting Impact Assessment	RPS
Mineral Resource Assessment	GRM
Noise Impact Assessment Report	RPS
Odour Assessment Technical Note and Odour Assessment	RPS
Phase 1 Desk Study (Ground Conditions)	GRM
Plot by Plot Schedule	Thrive Architects
Statement of Community Involvement	Catesby Estates
Transport Statement, including Stage 1 Road Safety Audit	DTA
Travel Plan Statement	DTA
Utilities Report	RPS
DRAWINGS	
LP.01 – Location Plan	
SL.01 – Site Layout	
CSL.01 – Coloured Site Layout	
AHL.01 – Affordable Housing Layout	
BDML.01 – Boundary and Dwelling Material Layout	
PP.01 – Parking Plan	
RCP.01 – Refuse Collection Plan	
SE.01 – Street Elevations	
HT.A1.2-END.pe - House Type A1.2 - End Terrace - Floor Plans and Elevations	
HT.A2.2.2-END.pe - House Type A2.2.2 - End Terrace - Floor Plans and Elevations	
HT.A2.7-END-1.pe - House Type A2.7 - End Terrace - Option 1 - Floor Plans and Elevations	
HT.A2.7-END-2.pe - House Type A2.7 - End Terrace - Option 2 - Floor Plans and Elevations	
HT.A2.7-END-3.pe - House Type A2.7 - End Terrace - Option 3 - Floor Plans and Elevations	
HT.A2.7-END-4.pe - House Type A2.7 - End Terrace - Option 4 - Floor Plans and Elevations	
HT.A3.3-DET-1.e - House Type A3.3 - Detached - Option 1 - Elevations	
HT.A3.3-DET-2.e - House Type A3.3 - Detached - Option 2 - Elevations	
HT.A3.3-DET.p - House Type A3.3 - Detached - Floor Plans	
HT.A3.3-END.pe - House Type A3.3 - End Terrace - Floor Plans and Elevations	
HT.A3.6-DET-1.e - House Type A3.6 - Detached - Option 1 - Elevations	
HT.A3.6-DET-2.e - House Type A3.6 - Detached - Option 2 - Elevations	
HT.A3.6-DET.p - House Type A3.6 - Detached - Floor Plans	



DOCUMENT	AUTHOR
HT.A3.6-END-1.pe	- House Type A3.6 - End Terrace - Option 1 - Floor Plans and Elevations
HT.A3.6-END-2.pe	- House Type A3.6 - End Terrace - Option 2 - Floor Plans and Elevations
HT.P4.13.e	- House Type P4.13 - Elevations
HT.P4.13.p	- House Type P4.13 - Floor Plans
GS.01.pe	- Garden Shed 01 - Floor Plans and Elevations
GS.02.pe	- Garden Shed 02 - Floor Plans and Elevations
CGI.01	- East Street View
edp4070_d005-F	- Landscape Strategy

The accompanying application fee has been paid using BACS via the Planning Portal.

I trust the above will enable the swift validation of the application and I look forward to hearing from you in due course. If you have any questions on the submission, please do not hesitate to contact me via the details below.

Yours sincerely,



Mark Bewsey MRTPI

Director

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