

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18138

28 July 2025

Dear Sir/Madam,

Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Approval of Details Application Pursuant to Planning Permission 223256

Planning Conditions 7 and 13 – Landscape Details

Planning Portal Reference PP-14024434

I am writing on behalf of Barchester Propco 2019 Limited (the applicant) in support of an approval of detail application relating to the proposed development of the above site.

The principle of redeveloping the site to provide a new care home has been established through a planning permission which was granted at appeal on 26 September 2024 (LPA Ref: 223256, Appeal Ref: 23/3336000).

The decision notice contains a total of 28 planning conditions, several of which require details to be submitted to and approved by the local planning authority prior to various stages of the proposed construction works.

This approval of detail submission relates to conditions 7 and 13 (landscape details) which are worded as follows:

- 7) *Prior to the commencement of the development, a detailed scheme of soft and hard landscaping, together with a timetable for its implementation and maintenance, shall be submitted and approved in writing by the local planning authority. All hard and soft landscaping works shall be carried out and maintained in accordance with the approved scheme in line with the approved timetable.*

- 13) *Prior to first occupation of the development hereby permitted, a landscape management plan, including amongst other matters, long term design objectives, approach to maintaining the approved soft and hard landscaping scheme, management responsibilities, timescales and maintenance schedules for all landscape areas and the approach and timescales for replacement planting, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be implemented in accordance with the approved details*

The application is supported by the following accompanying information:

- Covering Letter
- Drawing CCH L1 Rev A – Landscape Proposal
- Landscape Management Specification dated May 2025
- General Soft Landscape Specification dated May 2025

We trust that all is in order. However, should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,



Adrian Kearley
Director