

Date: 09 July 2025
Application: 251160



WOKINGHAM
BOROUGH COUNCIL

Mr Jon Furneaux
Palatine Homes
3 Woodlands Court
Burnham Road
Beaconsfield, Bucks
HP9 2SF

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Jon Furneaux,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 233086**

Application Number: 251160

Applicant Name: Mr Jon Furneaux, Palatine Homes

Site Address: Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham,
RG40 3NW

Proposal: Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 (Ground and building levels), 6 (Highway construction details), 7 (Access construction), 9 (Cycle parking), 11 (Construction Environmental Management Plan - Biodiversity), 12 (Ecological enhancement), 13 (Biodiversity gain), 14 (Habitat Creation Management and Monitoring Plan), 15 (Landscaping proposals), 16 (Landscape and Ecological Management Plan), 17 (Protection of trees), 19 (Sustainable Urban Drainage System), 20 (Archaeology) and 23 (Accessibility).

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to the above conditions, and they are discharged/part discharged as outlined in the following table (pages 2 to 6 of this letter).

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3 (Ground & building levels)	External Works Drawings (Ref: 629:004 P1 & 629:005 P1)	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 6 (Highway construction details)	Road Contour Layout Plan (Drawing No. 629:001), Road Levels, Finishes & Notes Layout Plan (Drawing No. 629:002), External Construction Details Plan (Drawing No. 629:003) & Road 1 & 2 Longitudinal Sections Plan (Drawing No. 629:008) as prepared by Beal Consulting.	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents and with the timescales outlined in the condition, i.e. The roads and footways shall be constructed to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation.
Condition No. 7 (Access construction)	Road Contour Layout Plan (Drawing No. 629:001), Road Levels, Finishes & Notes Layout Plan (Drawing No. 629:002), External Construction Details Plan (Drawing No. 629:003) & Road 1 & 2 Longitudinal Sections Plan (Drawing No. 629:008) as prepared by Beal Consulting.	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents and with the timescales outlined in the condition, i.e. prior to first occupation of the approved dwellings.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 9 (Cycle parking)	Hard Landscaping Plan (Drawing No. JDF-901 Rev F), and Tiger Bike Shed - Technical Data Sheet (4x7) specification	15 May 2025 27 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved documents.
Condition No. 11 (Construction Environmental Management Plan - Biodiversity)	Construction & Environmental Plan (CEMP) produced by AA Environmental Ltd. n.b. The Tree Protection Fencing should be erected in accordance with TPP Rev C and the Construction Exclusion Zone retained and protected until the landscape phase in accordance with Section 6 of the AMS GH/MS/169990:25	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 12 (Ecological enhancement)	Biodiversity Enhancement Plan - Revision A June 2025 (as prepared by AAe Environmental Consultants)	10 June 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 13 (Biodiversity gain)	Biodiversity Gain Report prepared by AA Environmental Ltd, Biodiversity Net Gain Technical Note Rev C (October 2024) and Biodiversity Metric Rev C (October 24).	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 14 (Habitat Creation Management and Monitoring Plan)	Habitat Management and Monitoring Plan Revision B (AAE, 09/07/2025)	09 July 2025	The documents submitted are hereby approved subject to 1u1 whips or larger transplants being planted at a minimum of 5 plants per linear meter. The condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 15 (Landscaping proposals)	Soft Landscaping Plan (TTL-SM-PHJD2102001 Rev F) Hard Landscaping Plan (JDF-901 Rev G) Wildlife Corridor Levels plan (drawing no. JDF-904)	15 May 2025 09 June 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 16 (Landscape and Ecological Management Plan)	Landscape and Ecological Management Plan (AAE, Ref 233292, May 2025)	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 17 (Protection of trees)	Arb Method Statement (13th February 2025) & Tree Protection Plan Rev C (February 25) prepared by GHA Trees.	15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 19 (Sustainable Urban Drainage System)	Beal Consulting Engineers letter FD/629/L001 dated 09/05/2025	15 May 2025	With the exception of Part 3 (no land raising) of this condition, the documents submitted are hereby approved. Hence this condition can be discharged in part.
	Drainage Construction Details (Sheet 1 of 2) 629:009	15 May 2025	
	Drainage Construction Details (Sheet 2 of 2) 629:010	15 May 2025	Notwithstanding the acceptable information submitted on Parts 1, 2 and 4, this condition cannot be fully discharged as Part 3 has not been complied with fully because some minor land raising has been identified on the wider site outside of the area for which the SUD scheme relates (1-in-1000 surface water flood outline).
	Micro-drainage calculations dated 13/02/2025	03 June 2025	
	External works layout drawings 629:04 P4 and 629:005 P4 (both dated 26/06/2025)	27 June 2025	This land raising is not material to the overall acceptance of the hereby approved SuDS scheme, as it is limited to areas outside the 1-in-1000 surface water flood outline. It's location is therefore unrelated to the intended purpose and aims of this condition to manage surface water.
			Parts 1, 2 and 4 of this condition will only be deemed to be discharged if the development is carried out in accordance with the approved details and maintained in the approved form for as long as the development remains on

Condition	Plan Details	Number/Report	Date Received	Comments
				the site. <i>Please also note:</i> 1) Landowners have riparian responsibility for maintaining watercourses within, or on the boundaries of, their land, to ensure that water flows freely through. 2) Ordinary watercourse consent will be required for any discharge into an ordinary watercourse.
Condition No. 20 (Archaeology)	Archaeological Evaluation Report Site Code: JDF24/132 (dated January 2025) as prepared by Thames Valley Archaeological Services		15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.
Condition No. 23 (Accessibility)	Drawing No's. (23.405 69 P2) – Plot 6		15 May 2025	The documents submitted are hereby approved. However, the condition will only be deemed to be fully discharged if the development is carried out in accordance with the approved documents.