

Planning Department
Wokingham Borough Council
Shute End
Wokingham
RG40 1WR

15th July 2025

Dear Sir/Madam,

Discharge of Condition 13, specific to development under the Hybrid Consent for the Development at Foundry Lane, Wokingham.

Application Reference: 161839

Please find enclosed the required information to enable the discharge of conditions for the planning approved development located at Bell Foundry Lane, Wokingham.

Condition 13: Landscaping and Tree Protection

No works of hard or soft landscaping shall occur at the site other than in accordance with full details of such which have first been submitted to and approved in writing by the Local Planning Authority. The details to be submitted for written approval shall include, as appropriate, the following:

- *Soft landscaping details, including a planting plan, schedules of plants (noting species, planting sizes and proposed numbers/densities);*
- *Means of enclosure;*
- *Hard surfacing materials;*
- *Minor artefacts and structure (e.g. furniture, boardwalks, signs, street lighting, external services etc.); and*
- *An implementation timetable.*

Be advised that some remedial works were required to the wall along the site frontage as well as the supporting brick piers. To facilitate these works, trees and landscaping nearby were removed to allow for the brickwork. These have now been replanted, and the revised plans reflect the addition of the piers, tree positions, and removal of previously proposed hedge of which was no longer suitable due to potential conflict with the wall and its foundations.

In accordance with the requirements of Condition 13, please find enclosed the following documents for your review:

- CLDL-2354-02.1 Planting Proposals Rev.C03
- CLDL-2354-02.2 Planting Proposals Rev.C03

Berkeley Homes (Oxford and Chiltern) Limited
Berkeley House, Mill Lane, Taplow, Maidenhead, SL6 0AG
Tel: 01628 965 900
www.berkeleyhomes.co.uk



- CLDL-2354-02.3 Planting Proposals Rev.C03

I trust the above and enclosed are sufficient to allow the full discharge of the above condition. We look forward to hearing from you.

Yours sincerely,



Alex Burrows
Head of Design Delivery

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