

Date: 14 July 2025
Application: 242698



WOKINGHAM
BOROUGH COUNCIL

Mr Jon Furneaux
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Dear Mr Jon Furneaux,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 223592**

Application Number: 242698

Applicant Name: Mr Jon Furneaux, Palatine Homes

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

Proposal: Application for submission of details to comply with the following conditions of planning permission 223592 (the 5-unit scheme) dated 09.06.2023. Condition 3 (Site remediation), 4 (Construction Management Plan and Method Statement), 6 (Protection of trees), 7 (Landscaping), 10 (Highway Construction Details), 11 (Access construction), 12 (Bin collection), 14 (External materials), 16 (Electric vehicle charging) and 27 (Programme of archaeological work).

A list of the agreed details for the conditions being **part-discharged** is set out below.

In summary:

- Acceptable details have been submitted in relation to conditions 4, 6, 7, 10, 11, 12, 14, 16 and 27 listed above. These conditions are discharged in accordance with the approved details.
- Additional information is required in respect of Condition 3, Part C) Implementation of approved remediation scheme. The thrust of this condition is also reflected in Condition 4 of planning permission 233086 (the 8-unit scheme) which requires that “...a verification report shall be submitted and approved by the planning authority to confirm the above actions have been fully implemented prior to first occupation of any dwelling on site”.
- For clarity, Conditions 5 (CEMP), 8 (Biodiversity mitigation / enhancements), 9 (LEMP) and 13 (Drainage) have been considered and part-discharged under

application 242936 pursuant to planning permission 223592 (the 5-unit scheme).

Yours sincerely,
Development Management & Compliance

Authorised by: 

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3 (Site remediation)	Preliminary Risk Assessment and Site Investigation (Ref: 23-176.01) as prepared by Aviron Associates Limited.	24 October 2024	The condition is part discharged in accordance with the approved details. A final post remediation verification report to summarise that all works are completed as agreed in the remediation strategy and no unexpected events occurred is still required to be submitted. As indicated above, the thrust of this condition is also reflected in Condition 4 of planning permission 233086 (the 8-unit scheme) which requires that <i>"...a verification report shall be submitted and approved by the planning authority to confirm the above actions have been fully implemented prior to first occupation of any dwelling on site"</i>.
Condition No. 4 (Construction Management Plan and Method Statement)	JDF1002 REV A Construction Management Plan – 19/09/24 JDF1002 Site Set Up Plan Rev B	05 February 2025 05 February 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	Plan Number/Report Details	Date Received	Comments
Condition No. 6 (Protection of trees)	Arboricultural Method Statement – Ref. GHA/MS/169990:24 – Dated 19 Sept 2024	24 October 2024	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.
	JDF1002 Site Set Up Plan Rev B	10 February 2025	
	Tree Protection Plan Rev A (Feb 2025)	14 February 2025	
Condition No. 7 (Landscaping)	Soft Landscape Proposals – Drawing No. TTL-SM-PHJD181024 – 24.10.24 Rev B	26 March 2025 (as also submitted in the BEP, pursuant to Condition 8 as considered under 242936)	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.
	Hard Landscape Plan – Drawing No. JDF-1001	24 October 2024	
Condition No. 10 (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.	24 October 2024	The submitted plans are acceptable to the Council's Highway Agreement Team and provide technical acceptance for the highway access and construction details for this site. Subject to the development being built out on accordance with the approved plans, this condition is hereby discharged.
Condition No. 11 (Access construction)	Road Contour Layout Plan (Drawing No. 629:001), Road Levels, Finishes & Notes Layout Plan (Drawing No. 629:002),	24 October 2024	The submitted plans are acceptable to the Council's Highway Agreement Team and provide

Condition	Plan Number/Report Details	Date Received	Comments
	External Construction Details Plan (Drawing No. 629:003) & Road 1 & 2 Longitudinal Sections Plan (Drawing No. 629:008) as prepared by Beal Consulting.		technical acceptance for the highway access and construction details for this site. Subject to the development being built out on accordance with the approved plans, this condition is hereby discharged.
Condition No. 12 (Bin collection)	Hard Landscaping Plan (Drawing No. JDF-1001)	24 October 2024	The plan submitted is hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved plan.
Condition No. 14 (External materials)	External Materials Specification dated 01 August 2024	24 October 2024	The document submitted is hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved document.
Condition No. 16 (Electric vehicle charging)	Hard Landscaping Plan (Drawing no. JDF-1001)	24 October 2024	The condition is discharged in accordance with the approved details. N.B. this may be subject to further authorisation via Building Regulations.
Condition No.	Written Scheme of	24 October	The document

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27 (Programme of archaeological work)	Investigation 'Land At Rear Of Johnson Drive Finchampstead Wokingham RG40 3NW' by Thames Valley Archaeological Service, dated 3rd September 2024	2024	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 document.
	Archaeological Evaluation (Site Code JDF 24/132) January 2025	10 February 2025	