

Date: 18 December 2025
Application: 251170



WOKINGHAM
BOROUGH COUNCIL

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Dear Grace Edwards

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 181194**

Application Number: 251170

Applicant Name: Countryside Properties (UK) Ltd

Site Address: Parcels 11 and 12, Finchwood Park, Sheerlands Road, Arborfield,
Wokingham, RG40 4QY

Proposal: Application for submission of details to comply with the following conditions of planning consent 181194 dated 14/11/2018. Condition 17 relates to an Arboricultural Impact Assessment; 19 to tree protection; 20 to ground levels; 21 to a Landscape and Ecological Management Plan (LEMP); 23 to hedgerows; 24 to bats; 26 to reptiles; 28 to ecological permeability; 30 to non-native invasive species; 35 to car parking; 36 to bicycle parking; 39 to a Walking, Cycling and Equine Strategy; 49 to low and zero carbon technologies; 50 to lifetime homes; 51 to other sustainability matters; 52 to water consumption; 53 to refuse and recycling storage; 61 to archaeological investigations, and 65 to SANG access, and the application is for a part discharge of these conditions relating to Parcels 11 and 12 only.

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 conditions 17, 19, 20, 21, 23, 24, 26, 28, 30, 35, 36, 39, 49, 50, 51, 52, 53, 61 and 65. These conditions are discharged in accordance with the approved details.

Yours sincerely

A handwritten signature in blue ink, consisting of the letters 'NC' in a stylized, cursive font.

Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 17 Arboricultural Impact Assessment	JSL5287_770 Arboricultural Implications Assessment (AIA) - Parcels 11 & 12 P02	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 19 to Tree protection	JSL5287_770 Arboricultural Implications Assessment (AIA) - Parcels 11 & 12 P02	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 20 Ground levels	N/A – final levels drawings to be assessed under RM conditions 4 and 5.	n/a	Outline condition 20 (<i>RM application to include proposed levels details</i>) is approved. It is noted that the RM application (250931) included levels plans as required by the condition. These plans were deemed sufficient to allow the RM application to be assessed and approved. Further details of levels are required in respect to detailed landscaping. Please refer to Reserved Matters planning conditions 4 (Levels) & 5 (Landscaping). A submission under these conditions is required.
Condition No. 21 - LEMP	LEMP - Parcel 11 and 12 - Rev A	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 23 Hedgerows	Hedgerow Mitigation and Compensation Strategy - Parcels 11 and 12 - Rev A	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 24 to Bats	Bat Mitigation Strategy - Parcels 11 and 12 - Rev A	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 26 to Reptiles	Detailed Reptile Mitigation Strategy - Parcels 11 and 12 - Rev A	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 28 Ecological permeability	Detailed Ecological Permeability Scheme - Parcels 11 and 12 - Rev A	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 30 Non-native invasive species	Non-Native Invasive Species Management Plan Parcels 11 and 12	16 May 2025	The condition is discharged in accordance with the approved details.
Condition No. 35 Car parking	7527-PL-11C- Parcel 11 & 12 Parking Plan	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 36 Bicycle parking	7527-PL-07C- Parcel 11 & 12 Detail Site Plan Sheet 1 of 3	9 December 2025	The condition is discharged in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	7527-PL-08C- Parcel 11 & 12 Detail Site Plan Sheet 2 of 3 7527-PL-09C- Parcel 11 & 12 Detail Site Plan Sheet 3 of 3 7527-PL-80D - Apartment Building - Plots 194-202 - Proposed Floor Plans 7527-PL-81B - Apartment Building - Plots 194-202 - Proposed Elevations 7527-PL-82D - Apartment Building - Plots 203-211 - Proposed Floor Plans 7527-PL-83B - Apartment Building - Plots 203-211 - Proposed Elevations 7527-PL-84D - Apartment Building - Plots 212-217 - Proposed Floor Plans 7527-PL-85C - Apartment Building - Plots 212-217 - Proposed Elevations Email from Grace Edwards dated 09.12.2025 re. cycle stores	19 May 2025 09 December 2025	
Condition No. 39 Walking, Cycling and Equine Strategy	Transport Statement Parcels 11 & 12 Rev 4	9 December 2025	The condition is discharged in accordance with the approved details.
Condition No. 49 Low and zero carbon technologies	Energy Statement - Finchwood Parcels 11 & 12	16 May 2025	The condition is discharged in accordance with the approved details.
Condition No. 50 to Lifetime homes [M4(2)]	7527-PL-16C- Parcel 11 & 12 Accessibility Plan	15 October 2025	The condition is discharged in accordance with the approved details.
Condition No. 51 Other sustainability matters	7527-PL-07C- Parcel 11 & 12 Detail Site Plan Sheet 1 of 3 7527-PL-08C- Parcel 11 & 12 Detail Site Plan Sheet 2 of 3 7527-PL-09C- Parcel 11 & 12 Detail Site Plan Sheet 3 of 3	15 October 2025	The condition is discharged in accordance with the approved details.
Condition No. 52 Water consumption	Water Calculation - 1B2P Water Calculation - 2B4P Water Calculation - H232 Water Calculation - H236 Water Calculation - H242 Water Calculation - H341 Water Calculation - H351 Water Calculation - H352 Water Calculation - H354 Water Calculation - H356	17 November 2025	The condition is discharged in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	Water Calculation - H362 Water Calculation - H451 Water Calculation - H462 Water Calculation - H464 Water Calculation - H466		
Condition No. 53 Refuse and recycling storage	7527-PL-07C- Parcel 11 & 12 Detail Site Plan Sheet 1 of 3 7527-PL-08C- Parcel 11 & 12 Detail Site Plan Sheet 2 of 3 7527-PL-09C- Parcel 11 & 12 Detail Site Plan Sheet 3 of 3	15 October 2025	The condition is discharged in accordance with the approved details.
Condition No. 61 to Archaeological investigations	218332 Hogwood P1112 Heritage Statement	16 May 2025	The condition is discharged in accordance with the approved details.
Condition No. 65 to SANG access	Temporary SANG Access	16 May 2025	The condition is discharged in accordance with the approved details.