



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Hogwood Farm, Sheerlands Road, Finchampstead,
Wokingham, Berkshire, RG40 4QY.

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Du Preez

Company Name

Vistry Thames Valley

Address

Address line 1

550 Oracle Parkway

Address line 2

Thames Valley Park

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG6 1PT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application to vary the following conditions of planning consent O/2014/2179 - 1. Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 24. Bats; 39.Walking, Cycling and equine strategy; 41. Travel Plan (commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.SANG landscape scheme. Additional condition 66. Foul drainage.

AND

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Reference number

O/2014/2179 varied by 181194 and RM 250819

Date of decision (date must be pre-application submission)

14/11/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Outline Conditions 29 (Badger Protection Measures), 32 (Detailed Design of Roads), 33 (Details of Construction Access) & 55 (External Lighting)
Reserved Matters Conditions 6 (Landscape Management Plan), 10 (EV Charging), 11 (Air Source Heat Pumps), 12 (Noise Impact Assessment) & 13 (WW2 Pill Box) in relation to Finchwood Park Parcel 13 only.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see the cover letter attached to this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gary Du Preez

Date

15/12/2025