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Date 17 September 2025



**WOKINGHAM
BOROUGH COUNCIL**

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By email only

Dear Mr Gary Du Preez

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2179 (AS AMENDED BY S.73 PLANNING PERMISSION
181194 AND S.96A NON-MATERIAL AMENDMENT 230923) AND WITH
CONDITIONS OF RESERVED MATTERS APPROVAL 231095. IN RELATION TO
PARCEL P10.**

Applicant Name: Vistry (Thames Valley)
Site Address: Hogwood Farm, Sheerlands Road, Arborfield,
Wokingham, RG40 4QY
Condition Reference: 231702, 232137, 240113, 240195, 240297, 240422,
240448, 240490, 240491, 240492, 240496, 240641,
241599 and 250302.

This letter provides an update on the approval of details pursuant to conditions of Planning Permission O/2014/2179 (as amended) and of Reserved Matters Approval 231095 in respect of Parcel P10 only.

The attached schedule (Enclosure 1) sets out the current position regarding submission and approval of details in respect of outline conditions: 3 (Phasing), 16 (Landscape Strategy), 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 20 (Levels), 21 (Landscape and Ecological Management Plan), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 29 (Badgers), 30 (Non-Native Invasive Species), 32 (Highway Construction Details), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 39 (Walking, Cycling and Equine Strategy), 40 (Phased Bus Strategy), 43 (Construction Environment Management Plan), 47 (Wetland Features), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting),

52 (Water Consumption), 53 (Refuse Storage), 55 (Lighting), 57 (Contamination), 61 (Archaeology), 65 (Access to SANG).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary, in relation to Parcel P10 – Outline conditions:

- Acceptable details have been submitted in relation to Conditions 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 29 (Badgers), 30 (Non-Native Invasive Species), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 39 (Walking, Cycling and Equine Strategy), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting), 53 (Refuse Storage), 57 (Contamination), 61 (Archaeology), 65 (Access to SANG).
- Additional information is required in relation to Conditions 20 (Levels), 28 (Ecological Permeability), 43 (Construction Environment Management Plan).
- Details submitted in relation to the following Conditions are currently under consideration: Conditions 21 (Landscape and Ecological Management Plan), 32 (Highway Construction Details), 47 (Wetland Features) and 55 (Lighting).
- No details have been submitted in relation to Condition 52 (Water Consumption).

The attached schedule (Enclosure 2) sets out the current position regarding submission and approval of details in respect of Reserved Matters (231095) conditions: 4 (Materials), 5 (Levels), 6 (Landscaping), 7 (SuDS Management), 11 (Electric Vehicle Charging), 12 (Parking Management Strategy), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary, in relation to Parcel P10 – Reserved Matters conditions:

- Acceptable details have been received in relation to Conditions 4 (Materials), 11 (Electric Vehicle Charging), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).
- Additional information is required in relation to Condition 6 (Landscaping).
- Details submitted in relation to the following Conditions are currently under consideration: 5 (Levels).
- No details have been submitted in relation to Conditions 7 (SuDS Management) and 12 (Parking Management Strategy).

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition, including where the submitted details are sufficient to partially discharge conditions. If you have any queries, please contact the case officer, Joanna Carter.

Yours sincerely

NC

Nick Chancellor
Development Delivery Manager

Enclosure:

- 1) Schedule of Outline conditions
- 2) Schedule of Reserved Matters conditions

Enclosure 1: Schedule of Outline conditions

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Parameter Plans				No submission required		
Condition 2 Reserved Matters				No submission required		
Condition 3 Phasing	Phasing Parameter Plan CB-12-103-S73-006 Rev E	30/08/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Site-wide phasing strategy approved under application 181469.	09/09/2019
	Site-wide sub-phasing strategy	24/01/2019				
Condition 4 NMRES Phasing				No submission required		
Condition 5 Primary School Phasing				No submission required		
Condition 6 Sports Hub Phasing				No submission required		
Condition 7 Development Brief (Neighbourhood Centre)				No submission required		

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 8 Compliance with Masterplan Framework Document				No submission required		
Condition 9 Neighbourhood Centre Floorspace				No submission required		
Condition 10 Neighbourhood Centre Uses				No submission required		
Condition 11 Neighbourhood Centre Floorspace Restriction				No submission required		
Condition 12 Neighbourhood Centre – No D1 Uses				No submission required		
Condition 13 Primary School – Specifications				No submission required		
Condition 14 (Blank)				No submission required		

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 15 PD Rights Removed				No submission required		
Condition 16 Landscape Strategy	Overarching Landscape Strategy JSL2891-110 Rev E	21/12/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching (site wide) landscape strategy approved as part of application 181469.	24/01/2019
Condition 17 Arboricultural Impact Assessment	Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A	06/11/2023	231702	Prior to Reserved Matters	Approved for Parcel P10.	28/03/2024
Condition 18 Protection of Trees				No submission required		
Condition 19 Arboricultural Method Statement	Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A	06/11/2023	231702	Prior commencement	Approved for Parcel P10.	28/03/2024
Condition 20 Levels	Levels Strategy Sheet 1 of 2 C86651-JNP-90-XX-DR-D-7102 Rev P03 Levels Strategy Sheet 2 of 2 C86651-JNP-90-XX-DR-D-7103 Rev P03	06/11/2023	231702	With Reserved Matters application	Superseded by 240491.	N/A
	Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02 Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02 Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02 Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02	18/02/2025	240491		Further information required – please see email dated 24.03.2025	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02 Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02 Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02 Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02 Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02					
Condition 21 Landscape and Ecological Management Plan	(Site Wide – all parcels) Outline Site-wide Landscape and Ecological Management Plan 868.1 Rev B	28/09/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching management plan approved as part of Reserved Matters Application 181422. Note: detailed parcel-specific landscape and ecological management plans are required for each successive phase as per condition wording.	16/11/2018
	(For Parcel P10) Landscape and Ecological Management Plan 442.2 Rev B, February 2025	20/02/2025	231702	With Reserved Matters application	Under consideration.	
Condition 22 Ancient Woodland Mitigation Strategy	Ancient Woodland Mitigation Strategy 868.1 28 June 2023	13/07/2023	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	20/06/2024
	Ancient Woodland Note JSL2891 P10 ASNW	15/11/2023				
Condition 23 Hedgerows	Hedgerow Mitigation and Compensation Strategy 442.2 Rev C, March 2025	26/03/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	17/09/2025
Condition 24 Bats	Bat Mitigation Strategy 442.2 Rev B, January 2025	10/02/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	17/09/2025

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
					<u>Note:</u> it is expected that any plans approved under condition 55 (lighting) include shielding as required.	
Condition 25 Natural England Licence				No submission required		
Condition 26 Reptiles	Reptile Survey Report and Site-Wide Outline Reptile Mitigation Strategy	23/05/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching strategy approved as part of Reserved Matters Application 181422. Note: Detailed parcel- specific reptile mitigation strategies are required for each successive development parcel/phase as per condition wording.	16/11/2018
	Reptile Mitigation Strategy 868.1 Rev B, August 2025	14/08/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	17/09/2025
Condition 27 Reptiles (NMRES)	Detailed Reptile Mitigation Strategy – NMRE 868.1 Rev -	08/11/2019	192975	With Reserved Matters application for NMRES	Approved in relation to Nine Mile Ride Extension South.	23/01/2020
Condition 28 Ecological Permeability	Outline Site-Wide Ecological Permeability Scheme 868.1 Rev B	02/10/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching ecological permeability scheme approved as part of Reserved Matters Application 181422. Matters Application 181422. Note: Detailed parcel- specific ecological permeability schemes are required for each successive parcel/phase as per condition wording.	24/01/2019
	Detailed Ecological Permeability Scheme 442.2 Rev B, August 2025	14/08/2025	231702	With Reserved Matters application	Further information required – please see email dated 17.09.25.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 29 Badgers	Landscape and Ecological Management Plan 868.1 Rev A – paragraph 4.2.8.3 only	08/11/2023	231702	Prior to commencement	Acceptable details received in respect of Parcel P10. Note: approval of details is in relation to condition 29 / badgers only (further revision to the LEMP document are required for other reasons – please see comments under condition 21)	20/06/2024
	Badger Survey Report and Badger Protection Plan March 2024	24/06/2024	241599		Acceptable details received in respect of Parcel P10.	26/02/2025
Condition 30 Non-Native Invasive Species	Non-Native Invasive Species Management Plan 868.1 May 2023	13/07/2023	231702	With Reserved Matters application	Acceptable details received in respect of Parcel P10.	20/06/2024
Condition 31 Highways (Traffic) – School				With Reserved Matters application comprising primary school	Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.	
Condition 32 Highway Construction Details	Highway Geometry Plan Sheet 1 of 2 00386-1012-C-GEO Rev P04 Highway Geometry Plan Sheet 2 of 2 00386-1013-C-GEO Rev P04 Lining & Street Lighting Plan Sheet 1 of 2 00386-1014-C-LIN Rev P03 Lining & Street Lighting Plan Sheet 2 of 2 00386-1015-C-LIN Rev P03 Refuse Vehicle Swept Path Analysis Sheet 1 of 2 00386-1016-C-SPA Rev P02 Refuse Vehicle Swept Path Analysis Sheet 2 of 2 00386-1017-C-SPA Rev P02	23/01/2024	240195	Prior commencement	Technical Acceptance is required before this condition can be discharged – please see email dated 24/02/2025.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	<p>Section 38 Adoptions Plan Sheet 1 of 2 00386-1001-C-S38 Rev P04</p> <p>Section 38 Adoptions plan Sheet 2 of 2 00386-1002-C-S38 Rev P04</p> <p>Section 38 Construction Details Sheet 1 of 3 00386-1019-C-DET Rev P03</p> <p>Section 38 Construction Details Sheet 2 of 3 00386-1020-C-DET Rev P04</p>	21/02/2024				
	Section 38 Construction Details Sheet 3 of 3 00386-1025-C-DET Rev P01	23/02/2024				
	<p>Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3</p> <p>Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1</p>	04/02/2025				
Condition 33 Construction Access	Parcel 14 and 15 Emergency Access 3062-A-1100-PL Rev C	23/02/2024	240195	Prior construction	Approved for Parcel P10.	28/03/2024
Condition 34 Sheerlands Road Access	<p>S278 Permanent Emergency Access Layout HOGP1-JNP-90-XX-DR-C-0021 Rev C</p> <p>S278 Swept Path Analysis Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0033 Rev A</p> <p>S278 Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0034 Rev A</p> <p>S278 Fire Vehicle Swept Path Analysis HOGP1-JNP-92-XX-DR-C-0017 Rev A</p>	26/08/2021			<p>Not Relevant to Parcel P10. Approved in conjunction with Reserved Matters application for Parcel P1 (181422).</p>	26/08/2021
	S278 Permanent Emergency Access Site Clearance Plan HOGP1-JNP-92-XX-DR-C-0020 Rev A	12/03/2019				
Condition 35 Car Parking	<p>Parking Plan 3112-A-1700-PL Rev D</p> <p>Supporting information:</p> <ul style="list-style-type: none"> - Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02 	18/12/2023		<p>With Reserved Matters application</p>	<p>The Reserved Matters application (231095) demonstrated appropriate car parking provision.</p>	17/09/2025
		13/07/2023				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	<ul style="list-style-type: none"> - Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02 					
	Supporting information:	06/11/2023				
Condition 36 Cycle Parking	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702	With Reserved Matters application	The Reserved Matters application (231095) demonstrated that appropriate cycle parking provision could be achieved subject to detail to be submitted and approved – see Reserved Matters condition 13.	17/09/2025
	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023				
	Parking Plan 3112-A-1700-PL Rev D	18/12/2023				
Condition 37 PD Rights (Garages)				No submission required		
Condition 38 Parking Management (School, Neighbourhood Centre)				With Reserved Matters application comprising primary school, neighbourhood centre or employment land	Not relevant to Parcel P10. The Reserved Matters applications pertaining to primary school, neighbourhood centre or employment land are yet to be submitted.	
Condition 39 Walking, Cycling and Equine Strategy	Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02	13/07/2023	231702	With Reserved Matters application	The Reserved Matters application (231095) is considered to comply with the approved Walking, Cycling and Equine Strategy.	17/09/2025
	Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02					
	Transport Technical Note C86651-JNP-66-XX-RP-T-1004 Rev P01	06/11/2023				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 40 Phased Bus Strategy	Proposed Bus Strategy C85672-TN013 Rev B	30/08/2018	181469	With first Reserved Matters application	Site-wide bus strategy approved as part of Reserved Matters Application 181422.	09/09/2019
Condition 41 Travel Plan (commercial)				Prior to occupation of commercial uses	Not relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.	
Condition 42 Travel Plan (Primary School)				With Reserved Matters application comprising primary school	Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.	
Condition 43 Construction Environment Management Plan	Appendix A Noise and Vibration GROUP-VG-TBT-SHE-019 Rev 1.0 Appendix B Dust and Air Quality GROUP-VG-TBT-SHE-013 Rev 1.0 Appendix C Close Boarded Fence GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 Appendix D Steel Fencing Unsheeted GROUP-VIS-S-TW-D2-S-FC-1012 Rev 01 Appendix D Steel Fencing with Impermeable Sheeted Welded Steel Fencing GROUP-VIS-S-TW-D2-S-FC-1013 Rev 01 Appendix D Steel Fencing Ockwells Vented Sheeting GROUP-VIS-S-TW-D2-S-FC-1014 Rev 01 Appendix E Close Boarded Fence (1800mm) GROUP-VIS-S-EX-D2-A-FC-0213 Rev 01	07/02/2025	250302	Prior commencement	Further information required – please see email dated 27/08/2025	
	Construction Environmental Management Plan VG-CEMP001 Rev B Appendix F Site Compound Layout HFN10-001 Rev B Appendix G Site Construction Traffic Routes	05/06/2025				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Appendix H Site Compound Layout HFN10-002 Rev – Appendix I Piling Soilmec Specifications Appendix J Construction Traffic Management Plan HFN10-003 Rev -					
Condition 44 Hours of Work				No submission required		
Condition 45 Flooding and Drainage	Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04 Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04 Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02 Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02 Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02	06/11/2013	231095	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	28/03/2024
Condition 46 Drainage Scheme	Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04 Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04 Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02 Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02 Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02	06/11/2013	231095	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	28/03/2024

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 47 Wetland Features	Attenuation Basin Layout HFN10-JNP-92-XX-DR-C-2104 Rev P02	18/2/25	240492	Prior commencement	Under consideration. Please see also the email dated 18/02/2025 requesting further information.	
Condition 48 Code for Sustainable Homes				With Reserved Matters application comprising non- residential buildings	Not relevant to Parcel P10 as no non-residential buildings are proposed in Parcel 10.	
Condition 49 Low and Zero Carbon Technologies	Design and Access Statement May 2023	13/07/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Design and Access Statement Addendum 3062-A-4000.1 Rev E	06/11/2023				
	Energy Strategy Statement October 2023					
Condition 50 Lifetime Homes	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023				
	Schedule of Accommodation 2023.12.11	11/12/2023				
Condition 51 Water butt and composting	Design and Access Statement May 2023	13/07/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Design and Access Statement Addendum 3062-A-4000.1 Rev E	06/11/2023				
Condition 52 Water consumption	Design and Access Statement May 2023	13/07/2023	231702	With Reserved Matters application	The submitted documents do not refer to water consumption reduction measures. Please submit details.	
	Design and Access Statement Addendum 3062-A-4000.1 Rev E	06/11/2023				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 53 Refuse Storage	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023				
	Refuse Plan 3112-A-1701-PL Rev D	13/12/2023				
Condition 54 Broadband				No submission required		
Condition 55 Lighting	Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3 Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1	04/02/2025	240496	Prior installation	Under consideration – please see Condition 32.	
Condition 56 Asbestos Management				Prior demolition to	No submission required as there are no buildings to be demolished within Parcel P10.	
Condition 57 Contamination	Site Investigation 41623 Issue 3	06/02/2024	232137	Prior commencement	Acceptable details received in relation to parcel P10.	20/06/2024
	NMRE - RAG Stockpile Test Results Summary BB-NMRE-CAL-MP-003 Rev 1 2021.09.17	13/03/2024				
	Contamination Testing Results email from agent 2024.03.14	14/03/2024				
Condition 58 Noise				No submission required	No submission is required under the outline condition 58. However, please note Reserved Matters condition 14.	
Condition 59 Ventilation				Prior commencement	Not Relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
				for commercial uses		
Condition 60 Hours of Operation				Prior occupation of non-residential uses	Not Relevant to Parcel P10. The Reserved Matters applications incorporating non-residential uses are yet to be submitted.	
Condition 61 Archaeology	Heritage Statement 257961 Rev 03	13/07/2023	231702	Prior to Reserved Matters application	Approved for Parcel P10.	28/03/2024
Condition 62 SANG Car Park				Prior Reserved Matters application	Not relevant to this phase.	
Condition 63 Archaeology (SANG)	Impact Assessment and Written Scheme of Investigation for Archaeological Strip Map and Sample Planning Ref.:14/02576/OOD Document Ref.:212960.1 v3 Nov 2018	22/11/2018	183063	Prior commencement of SANG	Archaeological Watching Brief adequately addresses the requirements for archaeological evaluation prior to detailed submission for all phases.	11/12/2018
	Hogwood Watching Brief (T24194.04 2019)	Farm Archaeological – January	05/02/2019		Condition remains in force until the fieldwork is completed to allow for post-excavation phase and report production – to be submitted upon completion.	09/09/2019
Condition 64 Landscaping (SANG)	SANG Soft Landscape Plan Sheets 1 through 9 JSL2891-510 through 518, all Rev A SANG Hard Landscape Plan Sheets 1 through 9 (JSL2891-210 through 218, all Rev E	20/12/2018	183509	Prior commencement of SANG	Not relevant to P10. Approved in relation to SANG landscaping.	09/09/2019
	SANG Levels & Drainage Basin 1 HOGSANG-JNP-DR-S-035 Rev C SANG Levels & Drainage Basin 2 HOGSANG-JNP-DR-S-036 Rev C SANG Levels & Drainage Basin 3 HOGSANG-JNP-DR-S-037 Rev E	14/03/2019				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	SANG Construction Details Page 1 of 2 HOGSANG-JNP-DR-S-039 Rev - SANG Construction Details Page 2 of 2 HOGSANG-JNP-DR-S-040 Rev A					
	Drawing Bridge A 20180378-182339-E5648-A Sheet G [1] Drawing Bridge B 20180378-182339-E5648-B Sheet G [1] Drawing bridge C 20180378-182339-E5648-C Sheet G [1]	30/04/2019				
Condition 65 Access to SANG	SANG Access Strategy Parcel 10 JSL2891-186 Rev B	08/11/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
Condition 66 Foul Drainage	Correspondence between Catherine Sneyd (Thames Water) and Stephen Bates (CALA Homes) confirming the compatibility of development phasing with TW sewage upgrade works	17/02/2021	210569	Prior occupation to of 200 th dwelling	Approved.	22/09/2021

Enclosure 2: Schedule of Reserved Matters conditions (pursuant to 231095 / Parcel P10)

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Compliance with Outline permission				No submission required		
Condition 2 Approved Plans				No submission required		
Condition 3 Ancillary Accommodation				No submission required		
Condition 4 Materials	External Materials Examples 2025.03.13 Projecting Stretcher Bond Brick Panel Detail 00386-360 Rev P1	31/03/2025	240448	Prior commencement	Acceptable details received.	17/09/2025
	HFN10 Technical Master Database 2025.09.17	17/09/2025				
Condition 5 Levels	Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02 Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02 Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02 Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02 Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02 Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02	18/02/2025	240490	Prior commencement	Further information required – please see email dated 24/03/2025	

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02 Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02 Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02					
Condition 6 Landscaping	Adoptable External Finishes Plan Sheet 1 of 9 00386-1003-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 2 of 9 00386-1004-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 3 of 9 00386-1005-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 4 of 9 00386-1006-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 5 of 9 00386-1007-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 6 of 9 00386-1008-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 7 of 9 00386-1009-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 8 of 9 00386-1010-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 9 of 9 00386-1011-C-FIN Rev P06 Attenuation Basin Layout 00386-1105-C-ATT Rev P03 Attenuation Basin Sections & Details 00386-1106-C-ATT Rev P02 Private External Finishes Plan Sheet 1 of 9 00386-1200-C-FIN Rev P04 Private External Finishes Plan Sheet 2 of 9 00386-1201-C-FIN Rev P04	12/03/2024	240641	Prior commencement	Further information required. Please see the email dated 26/07/2024.	

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Finishes Plan Sheet 3 of 9 00386-1202-C-FIN Rev P04 Private External Finishes Plan Sheet 4 of 9 00386-1203-C-FIN Rev P04 Private External Finishes Plan Sheet 5 of 9 00386-1204-C-FIN Rev P04 Private External Finishes Plan Sheet 6 of 9 00386-1205-C-FIN Rev P04 Private External Finishes Plan Sheet 7 of 9 00386-1206-C-FIN Rev P04 Private External Finishes Plan Sheet 8 of 9 00386-1207-C-FIN Rev P04 Private External Finishes Plan Sheet 9 of 9 00386-1208-C-FIN Rev P04					
	Soft Landscape Proposals Sheet 1 of 4 CSA-6689-110 Rev A Soft Landscape Proposals Sheet 2 of 4 CSA-6689-111 Rev A Soft Landscape Proposals Sheet 3 of 4 CSA-6689-112 Rev A Soft Landscape Proposals Sheet 4 of 4 CSA-6689-113 Rev A	14/03/2024				
	Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02 Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02 Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02 Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02 Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02 Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02 Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02	18/02/2025				

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02 Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02					
Condition 7 SuDS Management				Prior to site being brought into use	No details have been provided.	
Condition 8 Highway Surfacing				No submission required		
Condition 9 Access				No submission required		
Condition 10 Car Parking				No submission required		
Condition 11 Electric Vehicle Charging	Parking Plan Electric Vehicle Charging 3112-A-1700-PL Rev E EV Charging Technical Notes EV Charging Solutions	03/12/2024	240113	Prior commencement	Acceptable details received. Please note advisory comment from Building Control department: <i>"New buildings will need to comply with Approved Document S - infrastructure for the charging of electric vehicles as from 15.06.2022"</i>	24/02/2025
Condition 12 Parking Management Strategy				Prior occupation	No details have been provided.	
Condition 13 Cycle Storage	Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01	06/12/2024	243081	Prior occupation	Acceptable details received.	24/02/2025

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Stores & Carports 3112-A-3400-PL Rev B	10/12/2024				
Condition 14 Noise Impact Assessment	Noise Impact Report R-NA-1-240212 Rev 01	14/02/2024	240422	Prior above-ground construction	Acceptable details received.	24/02/2025
	Plant Noise Assessment R10959-1 Rev 0 Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01	04/02/2025				
Condition 15 Air Source Heat Pumps	Daikin Altherma 3 High Capacity Monobloc Daikin Altherma 3 Low Capacity Monobloc	06/12/2024	243081	Prior above-ground construction	Acceptable details received.	24/02/2025
	Plant Noise Assessment R10959-1 Rev 0 Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01	04/02/2025				
Condition 16 Specialist Housing				No submission required		