

21st July 2026

Mark Croucher
Team Manager, Development Management
Planning Department
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

Dear Mark

RE: SUBMISSION OF DETAILS TO HAVE DISCHARGED CONDITIONS 7, 12 and 16 of PLANNING PERMISSION Ref: 230422 (APP/X0360/W/24/3340006)
Land West of Trowes Lane and North of Charlton Lane, Swallowfield, RG7 1RT

Please find enclosed an application to discharge planning conditions as required by the appeal decision for Land West of Trowes Lane and North of Charlton Lane, Swallowfield. Along with this cover letter, please find as listed below each condition, attached to this application the following:

Condition 7 (External Materials)

Before any above ground construction works of the development hereby permitted are commenced, samples and details of the materials to be used on the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To compliment the already approved materials for this condition under the reference 260069, please find attached an updated materials schedule and an external materials examples palette detailing the further requirement.

- Swallowfield - Materials Schedule 21.07.2026
- Swallowfield - External Materials Examples 21.07.2026

Condition 12 (Bicycle Storage)

Prior to occupation of the development hereby permitted, details of secure and covered bicycle storage shall be submitted to and approved in writing by the local planning authority. The bicycle storage shall be provided in accordance with the approved details prior to occupation of the dwelling to which each bicycle store relates and shall thereafter be retained.

To support the discharge of this condition, please find attached, the approved parking plan and garage & stores plans and a shed specification, detailing the location of all the cycle storage and the storage of the cycles in garages and a store to the maisonettes and sheds to the plots that do not have garages.

- 4. Parking Plan 3145-A-1700-PL- E
- 54. Garages & Stores Plans and Elevations 3145-A-3150-PL-A
- 55. Garages & Stores Plans and Elevations 3145-A-3151-PL-A
- Swallowfield - Shed Specification 21.07.2026

Condition 16 (Boundary Details)

Prior to occupation of the development hereby permitted, details of walls, fences and other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate how the walls, fences and other means of enclosure will be ecologically permeable to small mammals and other wildlife. The walls, fences and other means of enclosure shall be erected in accordance with the approved details.

- 16. Hard Landscape Proposals (Sheet 1) CSA.5643.111F
- 17. Hard Landscape Proposals (Sheet 2) CSA.5643.112F
- 18. Hard Landscape Proposals (Sheet 3) CSA.5643.113F
- 23. Boundary Design Details Sheet 1 5643_125_A
- 24. Boundary Design Details Sheet 2 5643_126
- 5643_121_B_Ecological Enhancements Plan
- GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 - CLOSE BOARDED FENCE (1800MM)
- GROUP-VIS-S-EX-D2-A-FC-0218 Rev 00 - 1.8M BRICK SCREEN WALL
- GROUP-VIS-S-EX-D2-A-FC-0219 Rev 00 - HEDGEHOG HIGHWAY SINAGE

I trust that you find the above in order for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
Planning co-Ordinator
Vistry Southern
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