

Date: 02.06.2026
Application: 260069



**WOKINGHAM
BOROUGH COUNCIL**

Neal MacGregor
Vistry Homes (Southern)
Central 40
Lime Tree Way
Chineham Park, Basingstoke

Development Management &
Compliance

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Dear Neal MacGregor,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 230422**

Application Number: 260069

Applicant Name: Neal MacGregor, Vistry Homes (Southern)

Site Address: Land West of Trowes Lane and North of Charlton Lane, Swallowfield

Proposal: Application for submission of details to comply with the following conditions of planning consent 230422 (allowed under appeal ref

APP/X0360/W/24/3340006 dated 19/07/2024). Condition 3 relates to a construction method statement; 4 to an exceedance flow routing plan; 5 to tree protection; 6 to archaeology; 7 to external materials; 8 to foul sewerage disposal, and 17 to solar panels and heat pumps.

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 3, 4, 5 and 8. These conditions are discharged in accordance with the approved details.

Acceptable details have been submitted in part in relation to conditions 6, 7 and 17. These conditions are PART-discharged in accordance with the approved details. Further information will be required to fully discharge these conditions.

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3 Construction Method Statement	2507070-ACE-XX-00-RP-C-001 dated April 2026 from Ardent. And CSA/7874/01 dated May 2026 from CSA Environmental.	April and May 2026	The condition is discharged in accordance with the approved details. The CSA Environment CEMP relates to ecological impacts and should be read alongside CEMP from Ardent.
Condition No.4 exceedance flow routing plan	Drawing no. 2507070-ACE-XX-XX-DR-C-1201 P9; 2507070-ACE-XX-XX-DR-C-0301 P2; 2507070-ACE-XX-XX-DR-C-1224 P1	January, April and May 2026	The condition is discharged in accordance with the approved details.
Condition No. 5 tree protection	Combined Tree Retention/Removal and Tree Protection Plan BHA_4506_02	January 2026	The condition is discharged in accordance with the approved details.
Condition No.6 archaeology	Written Scheme of Investigation by Gareth Hatt Pre-Construct Archaeology Ltd (Winchester) December 2025 ref: BTLS22	January 2026	The condition is PART discharged in accordance with the approved details as a Post Investigation Assessment is required prior to occupation.
Condition No. 7 Materials	Cambrian Slate ref: RED_TDS_2203_10201B3E 3ALAA. Sandtoft 301 Smooth Plain Clay Tile. Ibstock Ivanhoe Westminster Brick. Ibstock Dorset Red Stock Brick. Ibstock Heritage County Blend Brick. Weberpral M Scraped finish render	January and March 2026	The condition is PART discharged in accordance with the approved details. Details are required for windows, window aprons/stools, doors, gable detailing, soffits and fascias and open eaves detailing.
Condition No. 8 foul sewerage	2507070-ACE-ACE-XX-XX-DR-C-1201 REV P9, 2500290-ACE-XX-00-DR-C-1211 P1 and cover letter	April and May 2026	Thames Water have confirmed that the foul sewage connection details are acceptable.

Condition	Plan Details	Number/Report	Date Received	Comments
	from Ardent dated 18th May 2026.			The applicant is advised that condition 19 is not discharge as part of this application, which states: <i>“Prior to the occupation of the development hereby permitted a scheme shall be submitted to and approved in writing by the local planning authority demonstrating that the water network infrastructure has capacity to serve the development. The development shall be carried out in accordance with the approved scheme.”</i> Condition 19 is therefore required to demonstrate adequate foul sewage capacity will be available to serve the development.
Condition No. 17 to solar panels and heat pumps	Energy and Sustainability Statement by AES Sustainability Consultants Ltd dated December 2025		January 2026	The condition is PART discharged in accordance with the approved details. The details regarding Air Source Heat Pumps are acceptable but there is no information regarding photovoltaic/solar panels as referred to in the condition.