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Date: 03 November 2025
Application Ref: 242892; 250224; 250282;
251948; 251785; 252096



**WOKINGHAM
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By email only

Dear Jude Aggett

**APPLICATION FOR SUBMISSION OF DETAILS TO COMPLY WITH THE CONDITIONS OF
PLANNING CONSENT 181194 DATED 14/11/2018. IN RELATION TO PARCELS P4 & P5.**

Site Address: Hogwood Farm, Sheerlands Road, Arborfield,
Wokingham, RG40 4QY (Parcels 4 and 5)

Permission: 181194

Application Number: 242892; 250224; 250282; 251948; 251785; 252096

This letter provides an update on the approval of details pursuant to conditions for development at Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY, in respect of Parcels P4 and P5 only.

The attached schedule sets out the current position regarding submission and approval of details in respect of conditions: 17 (Arboricultural Impact Assessment); 19 (protection of existing trees and vegetation); 20 (levels); 21 (landscape and ecological management Plan (LEMP)); 22 (woodland); 23 (hedgerows); 24 (bats); 26 (reptiles); 28 (ecological permeability of the site); 29 (badgers); 30 (non-native invasive species); 32 (detailed design of roads); 33 (construction accesses); 35 (car parking); 36 (bicycle parking); 39 (walking, cycling and equine strategy); 43 (construction Environmental Management Plan (CEMP)); 47 (wetland features); 49 (low and

zero carbon technologies); 50 (lifetime homes); 51 (other sustainability matters); 52 (water consumption); 53 (refuse and recycling storage); 55 (lighting) & 65 (access to the 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 Parcels P4 & P5:

- Acceptable details have been submitted in relation to Conditions 17; 19; 20; 23; 33; 35; 36; 39; 43; 49; 50; 51; 52; 53 & 65. These conditions are therefore **discharged** in relation to Parcels P4 and P5, in accordance with the approved details.
- Details submitted pursuant to Conditions 21; 22; 24; 26; 28; 29; 30; 32; 47 and 55 are still under consideration/ require additional information. Please see the attached Schedule for more information.

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, Adriana Gonzalez.

Yours sincerely



Nick Chancellor
Development Delivery Manager

Enclosure: Schedule of Outline conditions

Condition of 181194	Drawing no/ Document ref.	Received by the LPA	LPA Reference	Stage	Comments	Approval
1. Approved Parameter Plans				No submission required		
2. Reserved Matters				No submission required		
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				
4. Reserved Matters – Employment Land, Primary School and Development Parcels				No submission required		
5. Reserved Matters – Primary School (this has been removed via an NMA application)				No submission required		
6. Reserved Matters - Parcel P15				No submission required		
7. Development Brief for Neighbourhood Centre and Open Space PG1				No submission required		
8. Development to be carried out in accordance with the approved Hogwood Farm Masterplan Framework Document Rev G (Cooper Baillie Limited dated September 2018)				No submission required		
9. The Neighbourhood Centre Floorspace				No submission required		
10. The Neighbourhood Centre Uses				No submission required		
11. No non-residential units provided within				No submission required		

the Neighbourhood Centre shall exceed a floor area of 150 sqm (gross internal floorspace)						
12. Neighbourhood Centre – No D1 Uses				No submission required		
13. Primary School construction				No submission required		
14. (Deleted/Left Blank)				No submission required		
15. Restriction of PD Rights				No submission required		
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
17. Arboricultural Impact Assessment	JSL2891_790D_P4_P5- Tree Survey Report & Arboricultural Impact Assessment – Version E.	22/01/25	242892	Prior to Reserved Matters	Approved for Parcels P4 & P5.	02/06/2025
18. Retention of existing trees, shrubs and hedges				No submission required		
19. Protection of existing trees and vegetation (Arboricultural Method Statement)	JSL2891_790D_P4_P5- Tree Survey Report & Arboricultural Impact Assessment – Version E.	22/01/25	242892	Prior commencement	Approved for Parcels P4 & P5.	02/06/2025
20. Levels	Private External Levels Layout Sheet 1 of 8 - 00382-1145-C-LEV Rev P06 Private External Levels Layout Sheet 2 of 8 - 00382-1146-C-LEV Rev P06 Private External Levels Layout Sheet 3 of 8 - 00382-1147-C-LEV Rev P08 Private External Levels Layout Sheet 4 of 8 - 00382-1148-C-LEV Rev P06 Private External Levels Layout Sheet 5 of 8 - 00382-1149-C-LEV Rev P06	12/08/2025	242892 & 250270	With Reserved Matters application	Approved for Parcels P4 & P5.	03/11/2025

	Private External Levels Layout Sheet 6 of 8 - 00382-1150-C-LEV Rev P05 Private External Levels Layout Sheet 7 of 8 - 00382-1151-C-LEV Rev P05 Private External Levels Layout Sheet 8 of 8 - 00382-1152-C-LEV Rev P05					
21. Landscape and Ecological Management Plan (LEMP)	(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. <u>Note:</u> detailed parcel-specific landscape and ecological management plans are required for each successive phase as per condition wording.	16/11/2018
	(For Parcels P4 & P5) Landscape and Ecological Management Plan - HDA ref: 868.1, September 2024	18/11/24	242892	With Reserved Matters application	Under consideration. Cannot be discharged until detailed landscape drawings have been discharged in relation to Condition 5 of the Reserved Matters approval (241524). These details are currently under consideration by the LPA as part of Discharge application Ref. 251393. <u>Note:</u> Once the detailed landscape drawings have been approved, these must be appended to the LEMP document.	
22. Woodland Mitigation Strategy	Detailed Ancient Woodland Assessment and Mitigation Strategy: Parcels 4 And 5 and the associated secondary access into Parcels 4 and 5 – HAD Ref. 868.1 Rev B, October 2025	15/10/2025	242892	With Reserved Matters application	Under consideration.	
23. Hedgerows	Hedgerow Mitigation and Compensation Strategy - HDA ref: 868.1, April 2025	11/04/2025	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
24. Bats	Detailed Bat Mitigation Strategy - HDA ref: 868.1, Sept 2024	18/11/24	242892	With Reserved Matters application	Under consideration.	
25. Natural England License				No submission required		
26. Reptiles	Detailed Reptile Mitigation Strategy - HDA ref: 868.1, July 2024	18/11/24	242892	Prior any Reserved Matters application (excluding NMRES)	Under consideration.	
27. Reptile Mitigation Strategy (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
28.	Detailed Ecological Permeability Scheme - HDA ref: 868.1, July 2024	03/12/24	242892	Prior any Reserved Matters	Under consideration.	

Ecological Permeability				application (excluding NMRES)		
29. Badgers	Badger Survey Report And Method Statement – Parcels 4 And 5 - HDA ref: 868.1, April 2025	16/05/2025	242892	Prior to commencement	Under consideration.	
30. Non-native invasive species	Non-Native Invasive Species Management Plan - HDA ref: 868.1, July 2024	18/11/24	242892	With Reserved Matters application	Under consideration.	
31. Highways – Primary School				With Reserved Matters application comprising primary school	Not relevant to Parcels P4 & P5.	
32. Detailed design of roads	Highway Geometry Plan (Sheet 1 of 2) – 00382-1105-C-GEO Rev P01 Highway Geometry Plan (Sheet 2 of 2) – 00382-1106-C-GEO Rev P01 S38 Highways Adoption Plan (Sheet 1 of 2) – 00382-1103-C-ADP Rev P01 S38 Highways Adoption Plan (Sheet 2 of 2) – 00382-1104-C-ADP Rev P01 Lining and Signing Plan (Sheet 1 of 2) – 00382-1107-C-LIN Rev P01 Lining and Signing Plan (Sheet 1 of 2) – 00382-1108-C-LIN Rev P01 Adoptable External Finished Plan (Sheet 1 of 8) – 00382-1109-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 2 of 8) – 00382-1110-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 3 of 8) – 00382-1111-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 4 of 8) – 00382-1112-C-AFP Rev P01	30/01/2025	250224	Prior commencement	Under consideration. Technical Acceptance from Highways Agreement Team is required before this condition can be discharged – Please see email dated 19.03.25. Boyer confirmed on email dated 25.09.25 that approval of the S38 agreement is still outstanding.	

	Adoptable External Finished Plan (Sheet 5 of 8) – 00382-1113-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 6 of 8) – 00382-1114-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 7 of 8) – 00382-1115-C-AFP Rev P01 Adoptable External Finished Plan (Sheet 8 of 8) – 00382-1116-C-AFP Rev P01					
33. Construction Accesses	Cover Letter – Boyer, Ref. 17.1070, 24 July 2025 Sheerlands Road South Temporary Construction Access – C86404 JNP 66 XX DR C 2021 Rev P3	25/07/2025	251785	Prior construction	Approved for Parcels P4 & P5.	05/09/2025
34. Interim access on Sheerlands Road	S278 Permanent Emergency Access Layout HOGP1-JNP-90-XX-DR-C-0021 Rev C S278 Swept Path Analysis Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0033 Rev A S278 Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0034 Rev A S278 Fire Vehicle Swept Path Analysis HOGP1-JNP-92-XX-DR-C-0017 Rev A S278 Permanent Emergency Access Site Clearance Plan HOGP1-JNP-92-XX-DR-C-0020 Rev A	26/08/2021 12/03/2019	183508	Prior to commencement	Not Relevant to Parcels P4 & P5. Approved in conjunction with Reserved Matters application for Parcel P1 (181422).	26/08/2021
35. Car Parking	Parking Plan 3243-A-1700-PL Rev C Transport Statement - Ref. C86651-JNP-66- XX-RP-T-1001-P02	22/01/25 18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5. The Reserved Matters application (241524) demonstrated appropriate car parking provision.	02/06/2025
36. Bicycle Parking	Parking Plan 3243-A-1700-PL Rev C Transport Statement - Ref. C86651-JNP-66- XX-RP-T-1001-P02	22/01/25 18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5. The Reserved Matters approval (241524) demonstrated that appropriate cycle provision could be achieved subject to details to be submitted and approved – See Reserved Matters Condition 9. These details have been	03/11/2025

					approved under discharge of conditions application 251393.	
37. Conversion of garages and carports				No submission required		
38. Parking management and servicing strategy (School, Neighbourhood Centre)				With Reserved Matters application comprising primary school, neighbourhood centre or employment land	Not relevant to Parcels P4 & P5.	
39. Walking, cycling and equine strategy	Transport Statement - Ref. C86651-JNP-66-XX-RP-T-1001-P02	18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5. The Reserved Matters application (241524) is considered to comply with the approved walking, cycling and equine strategy. The site layout (Drawing 3243-C-1005-PL C) approved under RM 241524 shows pedestrian routes through the site.	02/06/2025
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
41. Travel Plan (Commercial)				Prior to occupation of commercial uses	Not relevant to Parcels P4 & P5.	
42. Travel Plan (Primary School)				With Reserved Matters application comprising primary school	Not relevant to Parcels P4 & P5.	
43. Construction Environmental Management Plan (CEMP)	Construction Environmental Management Plan - C86557-JNP-XX-XX-RP-G-1007 P05, JPN Group, dated October 2025	28/10/2025	250282	Prior commencement	Approved for Parcels P4 & P5.	03/11/2025
44. Hours of Construction				No submission required		
45. Flooding and Drainage	Surface Water Drainage Area Plan – C86557-JNP-92-XX-SK-C-7102 Rev P03 Flood Exceedance Flow Paths C86557-JNP-92-XX-SK-C-7103 Rev P03	08/11/2024	241524	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	

	Drainage Statement 1 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 2 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 3 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 4 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 5 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 6 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 3 C86557-JNP-92-XX-SK-C-7104 Rev P03 Drainage Strategy Sheet 2 of 3 C86557-JNP-92-XX-SK-C-7105 Rev P03 Drainage Strategy Sheet 3 of 3 C86557-JNP-92-XX-SK-C-7106 Rev P03					
46. Approved surface water drainage scheme	Surface Water Drainage Area Plan – C86557-JNP-92-XX-SK-C-7102 Rev P03 Flood Exceedance Flow Paths C86557-JNP-92-XX-SK-C-7103 Rev P03 Drainage Statement 1 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 2 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 3 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 4 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Statement 5 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03	08/11/2024	241524	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	

	Drainage Statement 6 of 6 C86557-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 3 C86557-JNP-92-XX-SK-C-7104 Rev P03 Drainage Strategy Sheet 2 of 3 C86557-JNP-92-XX-SK-C-7105 Rev P03 Drainage Strategy Sheet 3 of 3 C86557-JNP-92-XX-SK-C-7106 Rev P03					
47. Wetland features	Cover Letter – Boyer, Ref. 17.1070, dated August 2025 Parcel 5 - S38 Construction Details (Sheet 3 of 4) - 00382-1127-C-DET Rev C02 S104 Drainage Layout (Sheet 1 of 3) - 00382-1130-C-AFP C05 S104 Drainage Layout (Sheet 2 of 3) - 00382-1131-C-AFP C04 S104 Drainage Layout (Sheet 3 of 3) - 00382-1132-C-AFP C04 Private Drainage Layout Sheet 1 of 8 - 00382-1153-C-DRA C01 Private Drainage Layout Sheet 2 of 8 - 00382-1154-C-DRA C01 Private Drainage Layout Sheet 3 of 8 - 00382-1155-C-DRA C02 Private Drainage Layout Sheet 4 of 8 - 00382-1156-C-DRA C02 Private Drainage Layout Sheet 5 of 8 - 00382-1157-C-DRA C02 Private Drainage Layout Sheet 6 of 8 - 00382-1158-C-DRA C02 Private Drainage Layout Sheet 7 of 8 - 00382-1159-C-DRA C02	03/09/2025	252096	Prior commencement	Under consideration.	

	Private Drainage Layout Sheet 8 of 8 - 00382-1160-C-DRA C02					
48. Code for sustainable homes				With Reserved Matters application comprising non-residential buildings	Not relevant to Parcels P4 & P5 as no non-residential buildings are proposed in these parcels.	
49. Low and Zero Carbon Technologies	Energy Statement – Finchampstead Phase 4 & 5 V2	28/01/25	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
	Design and Access Statement June 2024	18/11/24				
50. Lifetime homes	Dwelling Pack	22/01/25	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
	Schedule of Accommodation dated 29.12.24 submitted as part of the RM (241524)				The information provided for the Reserved Matters application (241524) demonstrates delivery in excess of the requirements of condition 50.	
51. Other sustainability matters (water butt and composting)	Design and Access Statement June 2024	18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5. <u>Note:</u> approval of details is in relation to the location of water butts and composting only. Revision of external finishes is still required by condition relating to Hard and Soft Landscaping Scheme.	02/06/2025
	Energy Statement – Finchampstead Phase 4 & 5 V2	28/01/25				
	Cover Letter – Boyer Ref. 17.1070, dated 28.01.25	30/01/2025	250214			
	Private External Finishes Layout (Sheet 1 of 8) – 00382-1136-C-PEF Rev P02					
	Private External Finishes Layout (Sheet 2 of 8) – 00382-1137-C-PEF Rev P02					
	Private External Finishes Layout (Sheet 3 of 8) – 00382-1138-C-PEF Rev P02					
	Private External Finishes Layout (Sheet 4 of 8) – 00382-1139-C-PEF Rev P02					
	Private External Finishes Layout (Sheet 5 of 8) – 00382-1140-C-PEF Rev P02					
	Private External Finishes Layout (Sheet 6 of 8) – 00382-1141-C-PEF Rev P02					
Private External Finishes Layout (Sheet 7 of 8) – 00382-1142-C-PEF Rev P02						
Private External Finishes Layout (Sheet 8 of 8) – 00382-1143-C-PEF Rev P02						
52.	Design and Access Statement June 2024	18/11/24	242892		Approved for Parcels P4 & P5.	02/06/2025

Water consumption measures	Energy Statement – Finchampstead Phase 4 & 5 V2	28/01/25		With Reserved Matters application		
	Water Efficiency Letter – Boyer Ref. 17.1070 dated 9 Dec 2024	09/12/24				
53. Storage of refuse and recyclable materials	Refuse Strategy Plan Parcels 4 & 5 – Ref. 3243 A 1701 PL Rev B	18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
54. Broadband				No submission required		
55. Lighting	Cover Letter – Boyer Ref. 17.1070, 24 July 2025 Private External Finishes Layout (Sheet 1 of 8) – 00382-1136-C-PEF Rev C03 Private External Finishes Layout (Sheet 2 of 8) – 00382-1137-C-PEF Rev C04 Private External Finishes Layout (Sheet 3 of 8) – 00382-1138-C-PEF Rev C03 Private External Finishes Layout (Sheet 4 of 8) – 00382-1139-C-PEF Rev C03 Private External Finishes Layout (Sheet 5 of 8) – 00382-1140-C-PEF Rev C02 Private External Finishes Layout (Sheet 6 of 8) – 00382-1141-C-PEF Rev C02 Private External Finishes Layout (Sheet 7 of 8) – 00382-1142-C-PEF Rev C02 Private External Finishes Layout (Sheet 8 of 8) – 00382-1143-C-PEF Rev C02	13/08/2025	251948	Prior installation	Further information required. Please see email dated 23.09.2025.	
56. Asbestos Management				Prior to demolition	Not relevant to Parcels P4 & P5 as there are no buildings to be demolished within these parcels.	
57. Land Contamination	Geotechnical and Geo-Environmental Site Investigation – Parcel 4, Eastwood Consulting Engineers, 41623-041, Issue 3, dated 25.04.24 Geotechnical and Geo-Environmental Site Investigation – Parcel 5, Eastwood Consulting Engineers, 41623-042, Issue 2, dated 09.01.24	20/01/2025	250106	Prior commencement	Approved for Parcels P4 & P5.	04/04/2025

58. Noise from externally mounted plant				No submission required		
59. Ventilation and odour				Prior commencement for commercial uses	Not Relevant to Parcels P4 & P5.	
60. Hours of operation of non-residential development				Prior occupation of non-residential uses	Not Relevant to Parcels P4 & P5.	
61. Archaeology	Written Scheme of Investigation for Archaeological Excavation – Parcels 4 & 5, 245080.01, Feb 2021	26/02/2021	210685	Prior to Reserved Matters application	Approved for Parcels P4 & P5. <u>Note:</u> further submissions are required by the condition wording as follows: <i>“The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance.”</i>	15/03/2021
62. Car parking (SANG)				Prior Reserved Matters application	Not relevant to Parcels P4 & P5.	
63. Archaeology in the 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 Farm Archaeological Watching Brief (T24194.04 – January 2019)	05/02/2019	190342		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
64. SANG Landscape Scheme	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 Parcels P4 & P5. 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 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	14/03/2019				
	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				
65. Access to the SANG	SANG Route Plan 3243 A 1707 PL B	22/01/2025	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
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 to occupation of 200 th dwelling	Site-wide Approved.	22/09/2021