

11th August 2026

Ms. Sophie Morris
Principal Planning Officer
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sophie

RE: SUBMISSION OF DETAILS TO COMPLY WITH AN OUTLINE CONDITION OF PLANNING PERMISSION 163547.

Site Address: Reading FC Training Ground, Park Lane, Finchampstead, Wokingham, Berkshire, RG404PT

I write on behalf of Vistry to have approved a re-discharge of condition application for Outline Condition 19 (Protection of Trees) of permission 163547 in relation to the above development. This condition was previously approved on 2nd February 2023 and 25th June 2024 under the reference 223316.

The reason we are seeking to have this condition re-discharged is for the installation of footpaths between our development at Hogwood Park, through to the neighbouring development and how these works relate to the protection of trees, shrubs or hedges.

Condition 19 (Protection of Trees)

a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Please find attached, along with this cover letter a new AMS prepared by RSK ADAS Limited.

- ADAS Report_1052316_Countryside Partnerships_Hogwood Park_AMS_June 2026

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
gary.dupreez@vistry.co.uk