

Date: 10 September 2026
Application: 251530



WOKINGHAM
BOROUGH COUNCIL

Mr Gary Du Preez
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Development Management &
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Dear Mr Gary Du Preez

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 181194**

Application Number: 251530

Applicant Name: Mr Gary Du Preez, Vistry Thames Valley

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Conditions 17, 19, 20, 21, 23, 24, 26, 28, 30, 35, 36, 39, 49, 50, 51, 52, 53, 61, and 65. Details relate to parcel P6.

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 "insert conditon Nos" . These conditions are discharged in accordance with the approved details.

Yours sincerely

A handwritten signature in blue ink, consisting of the letters 'NC' in a stylized, cursive font.

Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition 17 – Arboricultural Impact Assessment	Arboricultural Impact Assessment Parcel 6 – Ref. JSL5287_772 Rev P01 – May 2025	4 July 2025	The condition is discharged in accordance with the approved details.
Condition 19 – Protection of Existing Trees and Vegetation	5287-TT-XX-XX-RP-AR-91773 P02 - Arboricultural Method Statement (AMS)	13 August 2026	The condition is discharged in accordance with the approved details.
Condition 20 – Levels	Engineering Layout Sheet 1 – Ref. 128057-MCS-XX-DR-C-3000 Rev P04 (26.02.26) Engineering Layout Sheet 3 – Ref. 128057-MCS-XX-DR-C-3002 Rev P03 (26.02.26) Engineering Layout Sheet 5 – Ref. 128057-MCS-XX-DR-C-3004 Rev P03 (26.02.26) Engineering Layout Sheet 6 – Ref. 128057-MCS-XX-DR-C-3005 Rev P03 (26.02.26) 128057-MCS-XX-DR-C-3001 (rev P04) - Engineering Layout-Sheet 2 128057-MCS-XX-DR-C-3003 (rev P04) – Engineering Layout-Sheet 4	9 March 2026 24 August 2026 24 August 2026	The condition is discharged in accordance with the approved details.
Condition 21 – LEMP	Landscape Ecological Management Plan Parcel 6 - Rev B (LEMP)	20 August 2026	The condition is discharged in accordance with the approved details.
Condition 23 – Hedgerows	Hedgerow Mitigation and Compensation Strategy - Parcel 6_Rev A	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 24 – Bats	Bat Mitigation Strategy Rev A - Parcel 6	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 26 – Reptiles	Reptile Mitigation Strategy Rev A - Parcel 6	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 28 – Ecological	Ecological Permeability Scheme Rev A - Parcel 6	01 July 2026	The condition is discharged in

Condition	Plan Number/Report Details	Date Received	Comments
Permeability			accordance with the approved details.
Condition 30 – Non-native Invasive Species	Non-Native Invasive Species Management Plan - Parcel 6	29 August 2025	The condition is discharged in accordance with the approved details.
Condition 35 – Car Parking	Parking Strategy Plan – Ref. P24-2400-DE-001-D-006	19 December 2025	The condition is discharged in accordance with the approved details.
Condition 36 – Bicycle Parking	P24-2400_DE_001_U_001 - Site Layout DRWG: P24-2400_DE_003_C_40 – Garages and Shed Finchwood Park Parcel 6 Apartments Cycle Parking for visitors Ref: FINCHP6_01 dated 13.06.2025 Block 1 Floorplans and Elevations – Ref. P24-2400-DE-002-C-001 Block 2 Floorplans and Elevations – Ref. P24-2400-DE-002-C-002 Block 3 Floorplans and Elevations – Ref. P24-2400-DE-002-D-003 Block 4 Floorplans and Elevations – Ref. P24-2400-DE-002-C-004 Block 5 Floorplans and Elevations – Ref. P24-2400-DE-002-D-005	22 April 2026 30 June 2025 30 June 2025 30 June 2025	The condition is discharged in accordance with the approved details.
Condition 39 – Walking, Cycle, Equine Strategy	Planning Condition 39 Discharge Note v2	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 49 – Low and Zero Carbon Technologies	Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 50 – Lifetime Homes	P24-2400_DE_001_U_001 - Site Layout	22 April 2026	The condition is discharged in accordance with the approved details.
Condition 51 – Other Sustainability Matters	Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026 HFN06-JNP-XX-XX-DR-C-1025 Rev	01 July 2026	The condition is discharged in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	P03_Overall Private External Finishes Plan		
Condition 52 – Water Consumption	Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026 Part G Water Efficiency Calculation – Heather – January 2026 Part G Water Efficiency Calculation – Juniper – January 2026 Part G Water Efficiency Calculation – Lavender – January 2026 Part G Water Efficiency Calculation – Nightingale – January 2026 Part G Water Efficiency Calculation – Redstart – January 2026 Part G Water Efficiency Calculation – Shelduck – January 2026 Part G Water Efficiency Calculation – Spruce – January 2026 Part G Water Efficiency Calculation – Waxwing – January 2026 Part G Water Efficiency Calculation – Woodlark – January 2026	01 July 2026 21 January 2026	The condition is discharged in accordance with the approved details.
Condition 53 – Refuse and Recycling Storage	P24-2400_DE_001_D_005 Refuse Strategy Plan	01 July 2026	The condition is discharged in accordance with the approved details.
Condition 61 – Archaeological Investigations	218332.04 - Hogwood P6 Heritage Statement	01 July 2025	The condition is discharged in accordance with the approved details.
Condition 65 – Access to the SANG	P24-2400_EN_04E Detailed POS Landscape Proposals	01 July 2026	The condition is discharged in accordance with the approved details.