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Date 26 February 2025



**WOKINGHAM**  
**BOROUGH COUNCIL**

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[Gary.DuPreez@vistry.co.uk](mailto:Gary.DuPreez@vistry.co.uk)

By email only

Dear Mr Gary Du Preez

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION O/2014/2179 (AS AMENDED BY S.73 PLANNING PERMISSION 181194 AND S.96A NON-MATERIAL AMENDMENT 230923) AND WITH CONDITIONS OF RESERVED MATTERS APPROVAL 231095. IN RELATION TO PARCEL P10.**

**Applicant Name:** Vistry (Thames Valley)  
**Site Address:** Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY  
**Condition Reference:** 231702, 232137, 240113, 240195, 240297, 240422, 240448, 240490, 240491, 240492, 240496, 240641, 241599 and 250302.

This letter provides an update on the approval of details pursuant to conditions of Planning Permission O/2014/2179 (as amended) and of Reserved Matters Approval 231095 in respect of Parcel P10 only.

The attached schedule (Enclosure 1) sets out the current position regarding submission and approval of details in respect of outline conditions: 3 (Phasing), 16 (Landscape Strategy), 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 20 (Levels), 21 (Landscape and Ecological Management Plan), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 29 (Badgers), 30 (Non-Native Invasive Species), 32 (Highway Construction Details), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 39 (Walking, Cycling and Equine Strategy), 40 (Phased Bus Strategy), 43 (Construction Environment Management Plan), 47 (Wetland Features), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting),

52 (Water Consumption), 53 (Refuse Storage), 55 (Lighting), 57 (Contamination), 61 (Archaeology), 65 (Access to 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 Parcel P10 – Outline conditions:

- Acceptable details have been submitted in relation to Conditions 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 22 (Ancient Woodland Mitigation Strategy), 29 (Badgers), 30 (Non-Native Invasive Species), 33 (Construction Access), 35 (Car Parking), 39 (Walking, Cycling and Equine Strategy), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting), 53 (Refuse Storage), 57 (Contamination), 61 (Archaeology), 65 (Access to SANG).
- Additional information is required in relation to Conditions 20 (Levels), 26 (Reptiles), 28 (Ecological Permeability).
- Details submitted in relation to the following Conditions are currently under consideration: Conditions 21 (Landscape and Ecological Management Plan), 23 (Hedgerows), 24 (Bats), 32 (Highway Construction Details), 36 (Cycle Parking), 43 (Construction Environment Management Plan), 47 (Wetland Features) and 55 (Lighting).
- No details have been submitted in relation to Condition 52 (Water Consumption).

The attached schedule (Enclosure 2) sets out the current position regarding submission and approval of details in respect of Reserved Matters (231095) conditions: 4 (Materials), 5 (Levels), 6 (Landscaping), 7 (SuDS Management), 11 (Electric Vehicle Charging), 12 (Parking Management Strategy), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).

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 Parcel P10 – Reserved Matters conditions:

- Acceptable details have been received in relation to Conditions 11 (Electric Vehicle Charging), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).
- Additional information is required in relation to Conditions 4 (Materials) and 6 (Landscaping).
- Details submitted in relation to the following Conditions are currently under consideration: 5 (Levels).

- No details have been submitted in relation to Conditions 7 (SuDS Management) and 12 (Parking Management Strategy).

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, Joanna Carter.

Yours sincerely



Nick Chancellor  
Development Delivery Manager

Enclosure:

- 1) Schedule of Outline conditions
- 2) Schedule of Reserved Matters conditions

## Enclosure 1: Schedule of Outline conditions

| Condition of O/2014/2179 (181194)                       | Drawing No/ Document Reference                 | Received by the LPA | LPA Reference | Stage  | Comments  | Approval   |
|---|--|---------------------|---------------|--|---|------------|
| Condition 1<br>Parameter Plans                          |  |                     |               | No submission required                                   |   |            |
| Condition 2<br>Reserved Matters                         |  |                     |               | No submission required                                   |   |            |
| Condition 3<br>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          |               |  |   |            |
| Condition 4<br>NMRES Phasing                            |  |                     |               | No submission required                                   |   |            |
| Condition 5<br>Primary School Phasing                   |  |                     |               | No submission required                                   |   |            |
| Condition 6<br>Sports Hub Phasing                       |  |                     |               | No submission required                                   |   |            |
| Condition 7<br>Development Brief (Neighbourhood Centre) |  |                     |               | No submission required                                   |   |            |

| Condition of<br>O/2014/2179<br>(181194)                                   | Drawing No/ Document Reference | Received by<br>the LPA | LPA<br>Reference | Stage                     | Comments | Approval |
|---|--------------------------------|------------------------|------------------|---------------------------|----------|----------|
| Condition 8<br><br>Compliance with<br>Masterplan<br>Framework<br>Document |                                |                        |                  | No submission<br>required |          |          |
| Condition 9<br><br>Neighbourhood<br>Centre Floorspace                     |                                |                        |                  | No submission<br>required |          |          |
| Condition 10<br><br>Neighbourhood<br>Centre Uses                          |                                |                        |                  | No submission<br>required |          |          |
| Condition 11<br><br>Neighbourhood<br>Centre Floorspace<br>Restriction     |                                |                        |                  | No submission<br>required |          |          |
| Condition 12<br><br>Neighbourhood<br>Centre – No D1 Uses                  |                                |                        |                  | No submission<br>required |          |          |
| Condition 13<br><br>Primary School –<br>Specifications                    |                                |                        |                  | No submission<br>required |          |          |
| Condition 14<br><br>(Blank)   |                                |                        |                  | No submission<br>required |          |          |

| Condition of O/2014/2179 (181194)                | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage  | Comments   | Approval   |
|--|--|---------------------|---------------|--|--|------------|
| Condition 15<br>PD Rights Removed                |  |                     |               | No submission required                                   |  |            |
| Condition 16<br>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 |
| Condition 17<br>Arboricultural Impact Assessment | Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A  | 06/11/2023          | 231702        | Prior to Reserved Matters                                | Approved for Parcel P10.   | 28/03/2024 |
| Condition 18<br>Protection of Trees              |  |                     |               | No submission required                                   |  |            |
| Condition 19<br>Arboricultural Method Statement  | Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A  | 06/11/2023          | 231702        | Prior commencement                                       | Approved for Parcel P10.   | 28/03/2024 |
| Condition 20<br>Levels                           | Levels Strategy Sheet 1 of 2 C86651-JNP-90-XX-DR-D-7102 Rev P03<br>Levels Strategy Sheet 2 of 2 C86651-JNP-90-XX-DR-D-7103 Rev P03               | 06/11/2023          | 231702        | With Reserved Matters application                        | Superseded by 240491.  | N/A        |
|  | Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02<br>Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02 | 18/02/2025          | 240491        |  | Under consideration.   |            |

| Condition of O/2014/2179 (181194)                        | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage  | Comments   | Approval   |
|--|--|---------------------|---------------|--|--|------------|
|  | Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02<br>Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02<br>Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02<br>Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02<br>Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02<br>Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02<br>Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02 |                     |               |  |  |            |
| Condition 21<br>Landscape and Ecological Management Plan | (Site Wide – all parcels)<br>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. Note: detailed parcel-specific landscape and ecological management plans are required for each successive phase as per condition wording. | 16/11/2018 |
|  | (For Parcel P10)<br>Landscape and Ecological Management Plan 868.1 Rev B   | 20/02/2025          | 231702        | With Reserved Matters application                        | Under consideration.   |            |
| Condition 22<br>Ancient Woodland Mitigation Strategy     | Ancient Woodland Mitigation Strategy 868.1 28 June 2023  | 13/07/2023          | 231702        | With Reserved Matters application                        | Acceptable details received in relation to Parcel P10.   | 20/06/2024 |
|  | Ancient Woodland Note JSL2891 P10 ASNW   | 15/11/2023          |               |  |  |            |

| Condition of O/2014/2179 (181194)       | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage  | Comments   | Approval   |
|---|---|---------------------|---------------|--|--|------------|
| Condition 23<br>Hedgerows               | Hedgerow Mitigation Strategy 868.1 Rev B  | 20/02/2025          | 231702        | With Reserved Matters application                        | Under consideration.   |            |
| Condition 24<br>Bats                    | Bat Mitigation Strategy 868.1 Rev B<br>Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3<br>Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1 | 10/02/2025          | 231702        | With Reserved Matters application                        | Under consideration  |            |
| Condition 25<br>Natural England Licence |   |                     |               | No submission required                                   |  |            |
| Condition 26<br>Reptiles                | Reptile Survey Report and Site-Wide Outline Reptile Mitigation Strategy   | 23/05/2018          | 181422        | Prior any Reserved Matters application (excluding NMRES) | Overarching strategy approved as part of Reserved Matters Application 181422. Note: Detailed parcel-specific reptile mitigation strategies are required for each successive development parcel/phase as per condition wording. | 16/11/2018 |
|   | Reptile Mitigation Strategy 868.1 Rev A   | 06/11/2023          | 231702        | With Reserved Matters application                        | Please see email from 20 June 2024 requesting further information.   |            |
| Condition 27<br>Reptiles (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 |
| Condition 28                            | Outline Site-Wide Ecological Permeability Scheme 868.1 Rev B  | 02/10/2018          | 181469        | Prior any Reserved Matters application                   | Overarching ecological permeability scheme approved as part of Reserved Matters Application 181422. Matters Application 181422. Note: Detailed parcel-specific ecological permeability schemes are required                    | 24/01/2019 |



| Condition of O/2014/2179 (181194)            | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage   | Comments   | Approval   |
|--|--|---------------------|---------------|---|--|------------|
| Ecological Permeability                      |  |                     |               | (excluding NMRES)   | for each successive parcel/phase as per condition wording.   |            |
|  | Ecological Permeability Scheme 868.1 Rev A   | 08/11/2023          | 231702        | With Reserved Matters application                           | Please see email from 20 June 2024 requesting further information.   |            |
| Condition 29<br>Badgers                      | Landscape and Ecological Management Plan 868.1 Rev A – paragraph 4.2.8.3 only  | 08/11/2023          | 231702        | Prior to commencement                                       | Acceptable details received in respect of Parcel P10.<br><br>Note: approval of details is in relation to condition 29 / badgers only (further revision to the LEMP document are required for other reasons – please see comments under condition 21) | 20/06/2024 |
|  | Badger Survey Report and Badger Protection Plan March 2024   | 24/06/2024          | 241599        |   | Acceptable details received in respect of Parcel P10.  | 26/02/2025 |
| Condition 30<br>Non-Native Invasive Species  | Non-Native Invasive Species Management Plan 868.1 May 2023   | 13/07/2023          | 231702        | With Reserved Matters application                           | Acceptable details received in respect of Parcel P10.  | 20/06/2024 |
| Condition 31<br>Highways (Traffic) – School  |  |                     |               | With Reserved Matters application comprising primary school | Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.  |            |
| Condition 32<br>Highway Construction Details | Highway Geometry Plan Sheet 1 of 2 00386-1012-C-GEO Rev P04<br>Highway Geometry Plan Sheet 2 of 2 00386-1013-C-GEO Rev P04<br>Lining & Street Lighting Plan Sheet 1 of 2 00386-1014-C-LIN Rev P03<br>Lining & Street Lighting Plan Sheet 2 of 2 00386-1015-C-LIN Rev P03 | 23/01/2024          | 240195        | Prior commencement  | Technical Acceptance is required before this condition can be discharged – please see email from 24/02/2025.   |            |

| Condition of<br>O/2014/2179<br>(181194)   | Drawing No/ Document Reference  | Received by<br>the LPA | LPA<br>Reference | Stage                    | Comments  | Approval   |
|---|---|------------------------|------------------|--------------------------|---|------------|
|   | Refuse Vehicle Swept Path Analysis Sheet 1 of 2 00386-1016-C-SPA Rev P02<br>Refuse Vehicle Swept Path Analysis Sheet 2 of 2 00386-1017-C-SPA Rev P02  |                        |                  |                          |   |            |
|   | Section 38 Adoptions Plan Sheet 1 of 2 00386-1001-C-S38 Rev P04<br>Section 38 Adoptions plan Sheet 2 of 2 00386-1002-C-S38 Rev P04<br>Section 38 Construction Details Sheet 1 of 3 00386-1019-C-DET Rev P03<br>Section 38 Construction Details Sheet 2 of 3 00386-1020-C-DET Rev P04                            | 21/02/2024             |                  |                          |   |            |
|   | Section 38 Construction Details Sheet 3 of 3 00386-1025-C-DET Rev P01   | 23/02/2024             |                  |                          |   |            |
|   | Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3<br>Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1  | 04/02/2025             |                  |                          |   |            |
|   |   |                        |                  |                          |   |            |
| Condition 33<br>Construction Access       | Parcel 14 and 15 Emergency Access 3062-A-1100-PL Rev C  | 23/02/2024             | 240195           | Prior construction       | Approved for Parcel P10.  | 28/03/2024 |
| Condition 34<br>Sheerlands Road<br>Access | S278 Permanent Emergency Access Layout HOGP1-JNP-90-XX-DR-C-0021 Rev C<br>S278 Swept Path Analysis Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0033 Rev A<br>S278 Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0034 Rev A<br>S278 Fire Vehicle Swept Path Analysis HOGP1-JNP-92-XX-DR-C-0017 Rev A | 26/08/2021             | 183508           | Prior to<br>commencement | Not Relevant to Parcel P10. Approved in conjunction with Reserved Matters application for Parcel P1 (181422). | 26/08/2021 |

| Condition of O/2014/2179 (181194)           | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage  | Comments  | Approval |
|---|---|---------------------|---------------|--|---|----------|
|   | S278 Permanent Emergency AccessSite Clearance Plan HOGP1-JNP-92-XX-DR-C-0020 Rev A  | 12/03/2019          |               |  |   |          |
| Condition 35<br>Car Parking                 | Parking Plan 3112-A-1700-PL Rev D   | 18/12/2023          | 231702        | With Reserved Matters application                            | The Reserved Matters application (231095) demonstrated appropriate car parking provision.   |          |
|   | Supporting information:<br>- Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02<br>- Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02 | 13/07/2023          |               |  |   |          |
|   | Supporting information:<br>- Transport Technical Note C86651-JNP-66-XX-RP-T-1004 Rev P01  | 06/11/2023          |               |  |   |          |
| Condition 36<br>Cycle Parking               | Dwelling Pack - Market Housing 2023.12.07 ( <i>referred to as Housing Pack 1 in NMA ref 242942</i> )  | 07/12/2023          | 231702        | With Reserved Matters application                            | The Reserved Matters application (231095) demonstrated that appropriate cycle parking provision could be achieved subject to detail to be submitted and approved – see Reserved Matters condition 13” |          |
|   | Dwelling Pack - Affordable Housing 2023.12.12 ( <i>referred to as Housing Pack 2 in NMA ref 242942</i> )  | 12/12/2023          |               |  |   |          |
|   | Parking Plan 3112-A-1700-PL Rev D   | 18/12/2023          |               |  |   |          |
| Condition 37<br>PD Rights (Garages)         |   |                     |               | No submission required                                       |   |          |
| Condition 38<br>Parking Management (School, |   |                     |               | With Reserved Matters application comprising primary school, | Not relevant to Parcel P10. The Reserved Matters applications pertaining to primary school, neighbourhood centre or employment land are yet to be submitted.  |          |

| Condition of O/2014/2179 (181194)                        | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage   | Comments  | Approval   |
|--|---|---------------------|---------------|---|---|------------|
| Neighbourhood Centre)                                    |   |                     |               | neighbourhood centre or employment land                     |   |            |
| Condition 39<br>Walking, Cycling and Equine Strategy     | Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02  | 13/07/2023          | 231702        | With Reserved Matters application                           | The Reserved Matters application (231095) is considered to comply with the approved Walking, Cycling and Equine Strategy.         |            |
|  | Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02<br>Transport Technical Note C86651-JNP-66-XX-RP-T-1004 Rev P01   | 06/11/2023          |               |   |   |            |
| Condition 40<br>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 |
| Condition 41<br>Travel Plan (commercial)                 |   |                     |               | Prior to occupation of commercial uses                      | Not relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.              |            |
| Condition 42<br>Travel Plan (Primary School)             |   |                     |               | With Reserved Matters application comprising primary school | Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.                 |            |
| Condition 43<br>Construction Environment Management Plan | Construction Environmental Management Plan VG-CEMP001 Rev -<br>Appendix A Noise and Vibration GROUP-VG-TBT-SHE-019 Rev 1.0<br>Appendix B Dust and Air Quality GROUP-VG-TBT-SHE-013 Rev 1.0<br>Appendix C Close Boarded Fence GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 | 07/02/2025          | 250302        | Prior commencement  | Under consideration, although please note WBC Drainage Officer's comments requiring further information (email dated 19/02/2025). |            |

| Condition of O/2014/2179 (181194)     | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage                  | Comments   | Approval   |
|---------------------------------------|--|---------------------|---------------|------------------------|--|------------|
|                                       | Appendix D Steel Fencing Unsheeted GROUP-VIS-S-TW-D2-S-FC-1012 Rev 01<br>Appendix D Steel Fencing with Impermeable Sheeted Welded Steel Fencing GROUP-VIS-S-TW-D2-S-FC-1013 Rev 01<br>Appendix D Steel Fencing Ockwells Vented Sheeting GROUP-VIS-S-TW-D2-S-FC-1014 Rev 01<br>Appendix E Close Boarded Fence (1800mm) GROUP-VIS-S-EX-D2-A-FC-0213 Rev 01<br>Appendix F Site Compound Layout HFN10-001 Rev -                          |                     |               |                        |  |            |
| Condition 44<br>Hours of Work         |  |                     |               | No submission required |  |            |
| Condition 45<br>Flooding and Drainage | Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03<br>Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04<br>Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04<br>Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02<br>Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02<br>Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02 | 06/11/2013          | 231095        | Compliance condition   | The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A). | 28/03/2024 |
| Condition 46<br>Drainage Scheme       | Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03<br>Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04<br>Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04  | 06/11/2013          | 231095        | Compliance condition   | The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A). | 28/03/2024 |

| Condition of O/2014/2179 (181194)                | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage  | Comments  | Approval   |
|--|---|---------------------|---------------|--|---|------------|
|  | Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02<br>Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02<br>Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02 |                     |               |  |   |            |
| Condition 47<br>Wetland Features                 | Attenuation Basin Layout HFN10-JNP-92-XX-DR-C-2104 Rev P02  | 18/2/25             | 240492        | Prior commencement   | Under consideration. Please see also the email dated 18/02/2025 requesting further information. |            |
| Condition 48<br>Code for Sustainable Homes       |   |                     |               | With Reserved Matters application comprising non-residential buildings | Not relevant to Parcel P10 as no non-residential buildings are proposed in Parcel 10.           |            |
| Condition 49<br>Low and Zero Carbon Technologies | Design and Access Statement May 2023  | 13/07/2023          | 231702        | With Reserved Matters application                                      | Approved for Parcel P10.  | 28/03/2024 |
|  | Design and Access Statement Addendum 3062-A-4000.1 Rev E<br>Energy Strategy Statement October 2023  | 06/11/2023          |               |  |   |            |
| Condition 50<br>Lifetime Homes                   | Dwelling Pack - Market Housing 2023.12.07 ( <i>referred to as Housing Pack 1 in NMA ref 242942</i> )  | 07/12/2023          | 231702        | With Reserved Matters application                                      | Approved for Parcel P10.  | 28/03/2024 |
|  | Dwelling Pack - Affordable Housing 2023.12.12 ( <i>referred to as Housing Pack 2 in NMA ref 242942</i> )  | 12/12/2023          |               |  |   |            |
|  | Schedule of Accommodation 2023.12.11  | 11/12/2023          |               |  |   |            |

| Condition of O/2014/2179 (181194)         | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage                             | Comments   | Approval   |
|---|--|---------------------|---------------|-----------------------------------|--|------------|
| Condition 51<br>Water butt and composting | Design and Access Statement May 2023   | 13/07/2023          | 231702        | With Reserved Matters application | Approved for Parcel P10.   | 28/03/2024 |
|   | Design and Access Statement Addendum 3062-A-4000.1 Rev E   | 06/11/2023          |               |                                   |  |            |
| Condition 52<br>Water consumption         | Design and Access Statement May 2023   | 13/07/2023          | 231702        | With Reserved Matters application | The submitted documents do not refer to water consumption reduction measures. Please submit details. |            |
|   | Design and Access Statement Addendum 3062-A-4000.1 Rev E   | 06/11/2023          |               |                                   |  |            |
| Condition 53<br>Refuse Storage            | Dwelling Pack - Market Housing 2023.12.07 ( <i>referred to as Housing Pack 1 in NMA ref 242942</i> )                                 | 07/12/2023          | 231702        | With Reserved Matters application | Approved for Parcel P10.   | 28/03/2024 |
|   | Dwelling Pack - Affordable Housing 2023.12.12 ( <i>referred to as Housing Pack 2 in NMA ref 242942</i> )                             | 12/12/2023          |               |                                   |  |            |
|   | Refuse Plan 3112-A-1701-PL Rev D   | 13/12/2023          |               |                                   |  |            |
| Condition 54<br>Broadband                 |  |                     |               | No submission required            |  |            |
| Condition 55<br>Lighting                  | Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3<br>Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1 | 04/02/2025          | 240496        | Prior installation                | Under consideration.   |            |
| Condition 56<br>Asbestos Management       |  |                     |               | Prior demolition to               | No submission required as there are no buildings to be demolished within Parcel P10.                 |            |
| Condition 57                              | Site Investigation 41623 Issue 3   | 06/02/2024          | 232137        |                                   | Acceptable details received in relation to parcel P10.   | 20/06/2024 |

| Condition of O/2014/2179 (181194)  | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage                                    | Comments   | Approval   |
|------------------------------------|---|---------------------|---------------|--|--|------------|
| Contamination                      | NMRE - RAG Stockpile Test Results Summary BB-NMRE-CAL-MP-003 Rev 1 2021.09.17   | 13/03/2024          |               | Prior commencement                       |  |            |
|                                    | Contamination Testing Results email from agent 2024.03.14   | 14/03/2024          |               |  |  |            |
| Condition 58<br>Noise              |   |                     |               | No submission required                   | No submission is required under the outline condition 58. However, please note Reserved Matters condition 14.                                  |            |
| Condition 59<br>Ventilation        |   |                     |               | Prior commencement for commercial uses   | Not Relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.                           |            |
| Condition 60<br>Hours of Operation |   |                     |               | Prior occupation of non-residential uses | Not Relevant to Parcel P10. The Reserved Matters applications incorporating non-residential uses are yet to be submitted.                      |            |
| Condition 61<br>Archaeology        | Heritage Statement 257961 Rev 03  | 13/07/2023          | 231702        | Prior to Reserved Matters application    | Approved for Parcel P10.   | 28/03/2024 |
| Condition 62<br>SANG Car Park      |   |                     |               | Prior Reserved Matters application       | Not relevant to this phase.  |            |
| Condition 63<br>Archaeology (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 |



| Condition of<br>O/2014/2179<br>(181194) | Drawing No/ Document Reference  | Received by<br>the LPA | LPA<br>Reference | Stage   | Comments  | Approval   |
|---|---|------------------------|------------------|---|---|------------|
|   | 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 |
| Condition 64<br>Landscaping (SANG)      | SANG Soft Landscape Plan Sheets 1 through 9 JSL2891-510 through 518, all Rev A<br>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 P10. Approved in relation to SANG landscaping.  | 09/09/2019 |
|   | SANG Levels & Drainage Basin 1 HOGSANG-JNP-DR-S-035 Rev C<br>SANG Levels & Drainage Basin 2 HOGSANG-JNP-DR-S-036 Rev C<br>SANG Levels & Drainage Basin 3 HOGSANG-JNP-DR-S-037 Rev E<br>SANG Construction Details Page 1 of 2 HOGSANG-JNP-DR-S-039 Rev -<br>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]<br>Drawing Bridge B 20180378-182339-E5648-B Sheet G [1]<br>Drawing bridge C 20180378-182339-E5648-C Sheet G [1]  | 30/04/2019             |                  |   |   |            |
| Condition 65<br>Access to SANG          | SANG Access Strategy Parcel 10 JSL2891-186 Rev B  | 08/11/2023             | 231702           | With Reserved Matters application                 | Approved for Parcel P10.  | 28/03/2024 |
| Condition 66<br>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 occupation to of 200 <sup>th</sup> dwelling | Approved.   | 22/09/2021 |

## **Enclosure 2: Schedule of Reserved Matters conditions (pursuant to 231095 / Parcel P10)**

| Condition of 231095                               | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage                  | Comments  | Approval |
|---|--|---------------------|---------------|------------------------|---|----------|
| Condition 1<br>Compliance with Outline permission |  |                     |               | No submission required |   |          |
| Condition 2<br>Approved Plans                     |  |                     |               | No submission required |   |          |
| Condition 3<br>Ancillary Accommodation            |  |                     |               | No submission required |   |          |
| Condition 4<br>Materials                          | External Materials Example 2024.02.19<br>External Materials Palette 2024.02.19   | 19/02/2024          | 240448        | Prior commencement     | Amended details required – please see email dated 24/02/2025. |          |
|   | External Materials Schedule SA00386-MAT-CALA-SPEC Rev T3   | 23/01/2025          |               |                        |   |          |
| Condition 5<br>Levels                             | Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02<br>Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02<br>Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02<br>Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02<br>Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02 | 18/02/2025          | 240490        | Prior commencement     | Under consideration.  |          |

| Condition of 231095        | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage              | Comments   | Approval |
|----------------------------|---|---------------------|---------------|--------------------|--|----------|
|                            | Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02<br>Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02<br>Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02<br>Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02  |                     |               |                    |  |          |
| Condition 6<br>Landscaping | Adoptable External Finishes Plan Sheet 1 of 9 00386-1003-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 2 of 9 00386-1004-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 3 of 9 00386-1005-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 4 of 9 00386-1006-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 5 of 9 00386-1007-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 6 of 9 00386-1008-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 7 of 9 00386-1009-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 8 of 9 00386-1010-C-FIN Rev P06<br>Adoptable External Finishes Plan Sheet 9 of 9 00386-1011-C-FIN Rev P06<br>Attenuation Basin Layout 00386-1105-C-ATT Rev P03 | 12/03/2024          | 240641        | Prior commencement | Further information required. Please see the email dated 26/07/2024. |          |

| Condition of 231095 | Drawing No/ Document Reference  | Received by the LPA | LPA Reference | Stage | Comments | Approval |
|---------------------|---|---------------------|---------------|-------|----------|----------|
|                     | Attenuation Basin Sections & Details 00386-1106-C-ATT Rev P02<br>Private External Finishes Plan Sheet 1 of 9 00386-1200-C-FIN Rev P04<br>Private External Finishes Plan Sheet 2 of 9 00386-1201-C-FIN Rev P04<br>Private External Finishes Plan Sheet 3 of 9 00386-1202-C-FIN Rev P04<br>Private External Finishes Plan Sheet 4 of 9 00386-1203-C-FIN Rev P04<br>Private External Finishes Plan Sheet 5 of 9 00386-1204-C-FIN Rev P04<br>Private External Finishes Plan Sheet 6 of 9 00386-1205-C-FIN Rev P04<br>Private External Finishes Plan Sheet 7 of 9 00386-1206-C-FIN Rev P04<br>Private External Finishes Plan Sheet 8 of 9 00386-1207-C-FIN Rev P04<br>Private External Finishes Plan Sheet 9 of 9 00386-1208-C-FIN Rev P04 |                     |               |       |          |          |
|                     | Soft Landscape Proposals Sheet 1 of 4 CSA-6689-110 Rev A<br>Soft Landscape Proposals Sheet 2 of 4 CSA-6689-111 Rev A<br>Soft Landscape Proposals Sheet 3 of 4 CSA-6689-112 Rev A<br>Soft Landscape Proposals Sheet 4 of 4 CSA-6689-113 Rev A  | 14/03/2024          |               |       |          |          |
|                     | Private External Levels Sheet 1 of 9 HFN10-JNP-90-00-DR-C-2300 Rev P02<br>Private External Levels Sheet 2 of 9 HFN10-JNP-90-00-DR-C-2301 Rev P02<br>Private External Levels Sheet 3 of 9 HFN10-JNP-90-00-DR-C-2302 Rev P02<br>Private External Levels Sheet 4 of 9 HFN10-JNP-90-00-DR-C-2303 Rev P02  | 18/02/2025          |               |       |          |          |

| Condition of 231095                       | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage                                | Comments   | Approval   |
|---|--|---------------------|---------------|--------------------------------------|--|------------|
|   | Private External Levels Sheet 5 of 9 HFN10-JNP-90-00-DR-C-2304 Rev P02<br>Private External Levels Sheet 6 of 9 HFN10-JNP-90-00-DR-C-2305 Rev P02<br>Private External Levels Sheet 7 of 9 HFN10-JNP-90-00-DR-C-2306 Rev P02<br>Private External Levels Sheet 8 of 9 HFN10-JNP-90-00-DR-C-2307 Rev P02<br>Private External Levels Sheet 9 of 9 HFN10-JNP-90-00-DR-C-2308 Rev P02 |                     |               |                                      |  |            |
| Condition 7<br>SuDS Management            |  |                     |               | Prior to site being brought into use | No details have been provided.   |            |
| Condition 8<br>Highway Surfacing          |  |                     |               | No submission required               |  |            |
| Condition 9<br>Access                     |  |                     |               | No submission required               |  |            |
| Condition 10<br>Car Parking               |  |                     |               | No submission required               |  |            |
| Condition 11<br>Electric Vehicle Charging | Parking Plan Electric Vehicle Charging 3112-A-1700-PL Rev E<br>EV Charging Technical Notes<br>EV Charging Solutions  | 03/12/2024          | 240113        | Prior commencement                   | Acceptable details received.<br>Please note advisory comment from Building Control department: <i>"New buildings will need to comply with Approved Document S - infrastructure for the charging of electric vehicles as from 15.06.2022"</i> | 24/02/2025 |

| Condition of 231095                         | Drawing No/ Document Reference   | Received by the LPA | LPA Reference | Stage                           | Comments                       | Approval   |
|---|--|---------------------|---------------|---------------------------------|--------------------------------|------------|
| Condition 12<br>Parking Management Strategy |  |                     |               | Prior occupation                | No details have been provided. |            |
| Condition 13<br>Cycle Storage               | Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01  | 06/12/2024          | 243081        | Prior occupation                | Acceptable details received.   | 24/02/2025 |
|   | Stores & Carports 3112-A-3400-PL Rev B   | 10/12/2024          |               |                                 |                                |            |
| Condition 14<br>Noise Impact Assessment     | Noise Impact Report R-NA-1-240212 Rev 01   | 14/02/2024          | 240422        | Prior above-ground construction | Acceptable details received.   | 24/02/2025 |
|   | Plant Noise Assessment R10959-1 Rev 0<br>Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01 | 04/02/2025          |               |                                 |                                |            |
| Condition 15<br>Air Source Heat Pumps       | Daikin Altherma 3 High Capacity Monobloc<br>Daikin Altherma 3 Low Capacity Monobloc                  | 06/12/2024          | 243081        | Prior above-ground construction | Acceptable details received.   | 24/02/2025 |
|   | Plant Noise Assessment R10959-1 Rev 0<br>Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01 | 04/02/2025          |               |                                 |                                |            |
| Condition 16<br>Specialist Housing          |  |                     |               | No submission required          |                                |            |