

7th July 2026

Development Delivery Manager
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear [REDACTED]

**RE: SUBMISSION OF DETAILS TO COMPLY WITH RESERVED MATTERS CONDITIONS OF PLANNING
PERMISSION 251263 – PARCEL 6.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry to have approved a discharge of conditions application for Reserved Matters Conditions 4 (Hard & Soft Landscaping) of permission 251263 in relation to Parcel 6 at the above development.

Condition 4 (Hard & Soft Landscaping)

i) No development above slab level shall take place in any phase of the development until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings;*
- b) proposed levels and contours;*
- c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;*
- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;*
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;*
- f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;*
- g) hard landscaping materials including samples;*
- h) minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;*
- i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;*
- j) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;*
- k) measures required for ecological mitigation;*

ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.

iii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Please find attached, as listed below, the necessary plans and or documents to support this application.

- 128057-MCS-XX-DR-C-3000 Rev P04 Engineering Layout-Sheet 1
- 128057-MCS-XX-DR-C-3001 Rev P03 Engineering Layout-Sheet 2
- 128057-MCS-XX-DR-C-3002 Rev P03 Engineering Layout-Sheet 3
- 128057-MCS-XX-DR-C-3003 Rev P03 Engineering Layout-Sheet 4
- 128057-MCS-XX-DR-C-3004 Rev P03 Engineering Layout-Sheet 5
- 128057-MCS-XX-DR-C-3005 Rev P03 Engineering Layout-Sheet 6
- HFN06-JNP-XX-XX-DR-C-1040 P07 Private Drainage Layout Sheet 1 of 7



- HFN06-JNP-XX-XX-DR-C-1041 P07 Private Drainage Layout Sheet 2 of 7
- HFN06-JNP-XX-XX-DR-C-1042 P07 Private Drainage Layout Sheet 3 of 7
- HFN06-JNP-XX-XX-DR-C-1043 P07 Private Drainage Layout Sheet 4 of 7
- HFN06-JNP-XX-XX-DR-C-1044 P07 Private Drainage Layout Sheet 5 of 7
- HFN06-JNP-XX-XX-DR-C-1045 P07 Private Drainage Layout Sheet 6 of 7
- HFN06-JNP-XX-XX-DR-C-1046 P07 Private Drainage Layout Sheet 7 of 7
- P24-2400_EN_04E Detailed POS Landscape Proposals
- P24-2400_EN_06B Detailed Soft On-plot Landscape Proposals
- P24-2400_EN_08 NBS Specification for public open space and streetscape
- P24-2400_EN_04D_07 Typical Tree Pit and Raingarden Details
- HFN06-JNP-XX-XX-DR-C-1025_Overall Private External Finishes Plan_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1026_Private External Finishes Sheet 1 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1027_Private External Finishes Sheet 2 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1028_Private External Finishes Sheet 3 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1029_Private External Finishes Sheet 4 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1030_Private External Finishes Sheet 5 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1031_Private External Finishes Sheet 6 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1032_Private External Finishes Sheet 7 of 7_For Tender_P06
- HFN06-JNP-XX-XX-DR-C-1006_Adoptable External Finishes Layout Sheet 1 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1007_Adoptable External Finishes Layout Sheet 2 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1008_Adoptable External Finishes Layout Sheet 3 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1009_Adoptable External Finishes Layout Sheet 4 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1010_Adoptable External Finishes Layout Sheet 5 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1011_Adoptable External Finishes Layout Sheet 6 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1012_Adoptable External Finishes Layout Sheet 7 of 7_For Tender_P03
- Shed Specification
- Bench Specification
- GROUP-VIS-S-EX-D2-A-FC-0218 Rev 00 - 1.8M BRICK SCREEN WALL
- GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 - CLOSE BOARDED FENCE (1800MM)
- GROUP-VIS-S-EX-D2-A-FC-0219 Rev 00 - HEDGEHOG HIGHWAY SIGNAGE
- GROUP-VIS-S-EX-D2-A-FC-0210 TIMBER KNEE RAIL (450MM)
- 2026-06-30 Hogwood Farm - LEMP - Parcel 6_Rev A
- 2026-06-30 Hogwood Farm - Detailed Ecological Permeability Scheme - Parcel 6_Rev A

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



Part of the **Vistry Group**

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