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Date: 26 October 2026

WOKINGHAM BOROUGH COUNCIL

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Mr Jude Aggett; Mr Tom Lewis
Boyer
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By email only

Dear Jude Aggett, Tom Lewis,

APPLICATION FOR SUBMISSION OF DETAILS TO COMPLY WITH THE CONDITIONS OF PLANNING CONSENT 181194 DATED 14/11/2018, AND WITH CONDITIONS OF RESERVED MATTERS APPROVAL 241524 DATED 13/01/2025. IN RELATION TO PARCELS P4 & P5.

Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY (Parcels 4 and 5)
Planning Approval:	181194 (Outline), 241524 (Reserved Matters)
Application References:	242892; 250224; 250282; 251948; 251785; 252096; 250214, 250270; 250810; 251393; 252172 & 252505.

This letter provides an update on the approval of details pursuant to conditions of Planning Permission 181194 and of Reserved Matters Approval 241524 for development at Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY, in respect of Parcels P4 and P5 only.

The attached schedule (Enclosure 1) sets out the current position regarding submission and approval of details in respect of outline 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

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(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 – **Outline Conditions**:

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

Enclosure 2 sets out the current position regarding submission and approval of details in respect of Reserved Matters (241524) conditions in relation to parcels P4 & P5: 3 (materials); 4 (levels); 6 (SuDS Management & Maintenance Plan); 10 (Parking Management Strategy); 11 (Road safety audit); 14 (air source heat pumps); 15 (Noise Impact Assessment) and 16 (other sustainability matters). For the 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 – **Reserved Matters Conditions**:

- Acceptable details have been received in relation to Conditions 3 (Materials); 4 (Levels); 6 (SuDS Management & Maintenance Plan); 9 (Cycle Parking); 10 (Parking Management Strategy); 11 (Road safety audit) 14 (ASHP); 15 (Noise Impact Assessment); 16 (Other Sustainability Matters). These conditions are therefore **discharged** in relation to Parcels P4 and P5, in accordance with the approved details.
- Details submitted in relation to Condition 5 (landscaping) are currently under consideration or require additional 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, Baldeep Pulahi.

Yours sincerely



Nick Chancellor
Development Delivery Manager

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Enclosure:

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

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Enclosure 1: Schedule of Outline Conditions

Conditions 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 Site-wide sub-phasing strategy	30/08/2018 24/01/2019	181469	Prior any Reserved Matters application (excluding NMRES)	Site-wide phasing strategy approved under application 181469.	09/09/2019
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.				No submission required		

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The Neighbourhood Centre Uses						
11. No non-residential units provided within the Neighbourhood Centre shall exceed a floor area of 150 sqm (gross internal floorspace)				No submission required		
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	12/08/2025	242892 & 250270	With Reserved Matters application	Approved for Parcels P4 & P5.	03/11/2025

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	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 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.	16/11/2018
	(For Parcels P4 & P5) Landscape and Ecological Management Plan - HDA ref: 868.1, September 2024 00382-1200-C-CON P08 Master Conveyance Plan (20) 2026-08-10 Arborfield - Parcels 4 and 5 LEMP_Rev B (2)	18/11/2024 11/08/2026	242892	With Reserved Matters application	Under consideration. Cannot be discharged until the details under Condition 5 (Hard & Soft Landscaping plans - 251393) have been agreed. Once agreed, final iterations of the landscape plans should be appended to the LEMP.	
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	Approved for Parcels P4 & P5.	08/01/2026
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	Approved for Parcels P4 & P5.	08/01/2026
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	Approved for Parcels P4 & P5.	08/01/2026

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				(excluding NMRES)		
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. Ecological Permeability	Detailed Ecological Permeability Scheme - HDA ref: 868.1, July 2024	03/12/24	242892	Prior any Reserved Matters application (excluding NMRES)	Approved for Parcels P4 & P5.	08/01/2026
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	Approved for Parcels P4 & P5.	08/01/2026
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	Approved for Parcels P4 & P5.	08/01/2026
31. Highways – Primary School				With Reserved Matters application comprising primary school	Not relevant to Parcels P4 & P5.	
32. Detailed design of roads	**Section 38 Certification of Technical Acceptance** **00382-1104-C-ADP** P05 Section 38 Legal Plan (Sheet 2) **00382-1002-C-LOC** P02 Location Plan **00382-1105-C-GEO** C07 Highway Geometry Plan (Sheet 1) **00382-1106-C-GEO** C05 Highway Geometry Plan (Sheet 2) **00382-1107-C-LIN** C05 Lining and Signing Plan (Sheet 1) **00382-1108-C-LIN** C04 Lining and Signing Plan (Sheet 2) **00382-1109-C-AFP** C06 Adoptable External Finishes Plan (Sheet 1) **00382-1110-C-AFP** C07 Adoptable External Finishes Plan (Sheet 2) **00382-1111-C-AFP** C08 Adoptable External Finishes Plan (Sheet 3)	14/05/2026 19/05/2026	250224	Prior commencement	Approved for Parcels 4 & 5	23/10/2026

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	00382-1112-C-AFP C10 Adoptable External Finishes Plan (Sheet 4) **00382-1113-C-AFP** C06 Adoptable External Finishes Plan (Sheet 5) **00382-1114-C-AFP** C08 Adoptable External Finishes Plan (Sheet 6) **00382-1115-C-AFP** C06 Adoptable External Finishes Plan (Sheet 7) **00382-1116-C-AFP** C08 Adoptable External Finishes Plan (Sheet 8) **00382-1117-C-SPA** P03 Refuse Vehicle Swept Path Analysis (Sheet 1) **00382-1118-C-SPA** P03 Refuse Vehicle Swept Path Analysis (Sheet 2) **00382-1122-C-AFP** P02 Overland Flood Routing Plan **00382-1122-C-RSL** C04 Road and Drainage Long Section (Sheet 1) **00382-1122-C-RSL** C05 Road and Drainage Long Section (Sheet 2) **00382-1122-C-RSL** C04 Road and Drainage Long Section (Sheet 3) **00382-1125-C-DET** C03 Construction Detail (Sheet 1) **00382-1126-C-DET** C03 Construction Detail (Sheet 2) **00382-1127-C-DET** C06 Construction Detail (Sheet 3) **00382-1128-C-DET** C02 Construction Detail (Sheet 4) **00382-1165-C-DRA** C01 Drainage Blanket Outfall Layout (Sheet 1) **00382-1166-C-DRA** C01 Drainage Blanket Outfall Layout (Sheet 2)					

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	WLC1253-1300-001 R6 Street Lighting (Sheet 1) **WLC1253-1300-002** R6 Street Lighting (Sheet 2) **WLC1253-DCR-001** R0 Street Lighting Design Considerations **WLC1253-LC-AC-001** R5 Street Lighting Area Calculations **WLC1253-RA** R0 Street Lighting Risk Assessment **X380-4&5-E-SP-02** K Electric Layout (Sheet 2) **X380-4-FND-01** BC Fibre Layout (Sheet 4) **X380-4-5-W-01** K Water Layout **X380-4&5-E-SP-01** K Electric Layout (Sheet 1) **X380-4&5-FND-01** BC Fibre Layout (Sheet 4 & 5)	26/05/2026 08/06/2026				
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	26/08/2021	183508	Prior to commencement	Not Relevant to Parcels P4 & P5. Approved in conjunction with Reserved Matters application for Parcel P1 (181422).	26/08/2021

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	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	12/03/2019				
35. Car Parking	Parking Plan 3243-A-1700-PL Rev C	22/01/25	242892	With Reserved Matters application	Approved for Parcels P4 & P5. The Reserved Matters application (241524) demonstrated appropriate car parking provision.	02/06/2025
	Transport Statement - Ref. C86651-JNP-66- XX-RP-T-1001-P02	18/11/24				
36. Bicycle Parking	Parking Plan 3243-A-1700-PL Rev C	22/01/25	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 approved under discharge of conditions application 251393.	03/11/2025
	Transport Statement - Ref. C86651-JNP-66- XX-RP-T-1001-P02	18/11/24				
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

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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 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	08/11/2024	241524	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	

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	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 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	08/11/2024	241524	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	
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	03/09/2025	252096	Prior commencement	Approved for Parcels P4 & P5.	08/01/2026

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	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 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 Design and Access Statement June 2024	28/01/25 18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
50. Lifetime homes	Dwelling Pack Schedule of Accommodation dated 29.12.24 submitted as part of the RM (241524)	22/01/25	242892	With Reserved Matters application	Approved for Parcels P4 & P5. The information provided for the Reserved Matters application (241524) demonstrates delivery in excess of the requirements of condition 50.	02/06/2025
51.	Design and Access Statement June 2024	18/11/24	242892		Approved for Parcels P4 & P5.	02/06/2025

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Other sustainability matters (water butt and composting)	Energy Statement – Finchampstead Phase 4 & 5 V2	28/01/25		With Reserved Matters application	Note: 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.	
	Cover Letter – Boyer Ref. 17.1070, dated 28.01.25 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	30/01/2025	250214			
52. Water consumption measures	Design and Access Statement June 2024	18/11/24	242892	With Reserved Matters application	Approved for Parcels P4 & P5.	02/06/2025
	Energy Statement – Finchampstead Phase 4 & 5 V2	28/01/25				
	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	**S38 Certificate of Technical Acceptance** **00382-1103-C-ADP** P06 Section 38 Legal Plan (Sheet 1)	14/05/2026 19/05/2026	251948	Prior installation	Approved for Parcels P4 & P5	23/10/2026

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	00382-1104-C-ADP P05 Section 38 Legal Plan (Sheet 2) **00382-1002-C-LOC** P02 Location Plan **00382-1105-C-GEO** C07 Highway Geometry Plan (Sheet 1) **00382-1106-C-GEO** C05 Highway Geometry Plan (Sheet 2) **00382-1107-C-LIN** C05 Lining and Signing Plan (Sheet 1) **00382-1108-C-LIN** C04 Lining and Signing Plan (Sheet 2) **00382-1109-C-AFP** C06 Adoptable External Finishes Plan (Sheet 1) **00382-1110-C-AFP** C07 Adoptable External Finishes Plan (Sheet 2) **00382-1111-C-AFP** C08 Adoptable External Finishes Plan (Sheet 3) **00382-1112-C-AFP** C10 Adoptable External Finishes Plan (Sheet 4) **00382-1113-C-AFP** C06 Adoptable External Finishes Plan (Sheet 5) **00382-1114-C-AFP** C08 Adoptable External Finishes Plan (Sheet 6) **00382-1115-C-AFP** C06 Adoptable External Finishes Plan (Sheet 7) **00382-1116-C-AFP** C08 Adoptable External Finishes Plan (Sheet 8) **00382-1117-C-SPA** P03 Refuse Vehicle Swept Path Analysis (Sheet 1) **00382-1118-C-SPA** P03 Refuse Vehicle Swept Path Analysis (Sheet 2) **00382-1122-C-AFP** P02 Overland Flood Routing Plan					

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	00382-1122-C-RSL C04 Road and Drainage Long Section (Sheet 1) **00382-1122-C-RSL** C05 Road and Drainage Long Section (Sheet 2) **00382-1122-C-RSL** C04 Road and Drainage Long Section (Sheet 3) **00382-1125-C-DET** C03 Construction Detail (Sheet 1) **00382-1126-C-DET** C03 Construction Detail (Sheet 2) **00382-1127-C-DET** C06 Construction Detail (Sheet 3) **00382-1128-C-DET** C02 Construction Detail (Sheet 4) **00382-1165-C-DRA** C01 Drainage Blanket Outfall Layout (Sheet 1) **00382-1166-C-DRA** C01 Drainage Blanket Outfall Layout (Sheet 2) **WLC1253-1300-001** R6 Street Lighting (Sheet 1) **WLC1253-1300-002** R6 Street Lighting (Sheet 2) **WLC1253-DCR-001** R0 Street Lighting Design Considerations **WLC1253-LC-AC-001** R5 Street Lighting Area Calculations **WLC1253-RA** R0 Street Lighting Risk Assessment **X380-4&5-E-SP-02** K Electric Layout (Sheet 2)	26/05/2026				

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	X380-4-FND-01 BC Fibre Layout (Sheet 4) **X380-4-5-W-01** K Water Layout **X380-4&5-E-SP-01** K Electric Layout (Sheet 1) **X380-4&5-FND-01** BC Fibre Layout (Sheet 4 & 5)	08/06/2026				
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. Note: further submissions are required by the condition wording as follows: *"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*	15/03/2021

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					site, and the archaeological investigation, recording and analysis of remains of lesser importance."	
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. Condition remains in force until the fieldwork is completed to allow for post-excavation phase and report production – to be submitted upon completion.	11/12/2018
	Hogwood Farm Archaeological Watching Brief (T24194.04 – January 2019)	05/02/2019	190342			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. Note: SANG route to be made available for use prior to first occupation of the development.	02/06/2025

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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 200th dwelling	Site-wide Approved.	22/09/2021

Enclosure 2: Schedule of Reserved Matters Conditions (pursuant to 241524 / Parcels P4 and P5)

Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Compliance with Outline permission				No submission required		
Condition 2 Approved Plans				No submission required		
Condition 3 Materials	External Materials Schedule – SA00382-004-MAT-CALA-SPEC – C1 SA00382-016-A-SITE_Sitewide Materials Plan - Plots 827-846 SA00382-017-A-SITE_Sitewide Materials Plan - Plots 847-861 SA00382-018-A-SITE_Sitewide Materials Plan - Plots 862-878 SA00382-019-A-SITE_Sitewide Materials Plan - Plots 879-909 SA00382-020-A-SITE_Sitewide Materials Plan - Plots 910-933 SA00382-021-A-SITE_Sitewide Materials Plan - Plots 934-948 SA00382-022-A-SITE_Sitewide Materials Plan - Plots 949-973 SA00382-023-A-SITE_Sitewide Materials Plan - Plots 974-998 SA00382-024-A-SITE_Sitewide Materials Plan - Plots 999-1011	13/05/2025	250270	Prior commencement	Approved.	27/05/2025

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Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 4 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 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	12/08/2025	250270	Prior commencement	Approved.	02/09/2025
Condition 5 Landscaping	P4 Hard Landscape Proposals (Sheet 1 of 2) – CSA/6689/119 Rev A P4 Hard Landscape Proposals (Sheet 2 of 2) – CSA/6689/120 Rev A P5 Hard Landscape Proposals (Sheet 1 of 3) – CSA/6689/121 Rev A P5 Hard Landscape Proposals (Sheet 2 of 3) – CSA/6689/122 Rev A P5 Hard Landscape Proposals (Sheet 3 of 3) – CSA/6689/123 Rev A	25/06/2025	251393	Prior commencement	Under consideration – Green Infrastructure comments to be resolved	

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Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	00382-1145-C-LEV P06 Private External Levels Layout Sheet 1 of 8 00382-1146-C-LEV P06 Private External Levels Layout Sheet 2 of 8 00382-1147-C-LEV P08 Private External Levels Layout Sheet 3 of 8 00382-1148-C-LEV P06 Private External Levels Layout Sheet 4 of 8 00382-1149-C-LEV P06 Private External Levels Layout Sheet 5 of 8 00382-1150-C-LEV P05 Private External Levels Layout Sheet 6 of 8 00382-1151-C-LEV P05 Private External Levels Layout Sheet 7 of 8 00382-1152-C-LEV P05 Private External Levels Layout Sheet 8 of 8	15/10/2025				
	6689_07_B_P4-5 Landscape Specification 6689_163_C_P4 Soft Landscape Proposals - Sheet 1of2 6689_164_C_P4 Soft Landscape Proposals - Sheet 2of2 6689_165_F_P5 Soft Landscape Proposals - Sheet 1of3 6689_166_F_P5 Soft Landscape Proposals Sheet 2of3 6689_167_F_P5 Soft Landscape Proposals - Sheet 3of3 00382-1136-C-PEF C05 Private External Finishes Plan Sheet 1 of 8	17/03/2026				

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Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	00382-1137-C-PEF C06 Private External Finishes Plan Sheet 2 of 8 0382-1138-C-PEF C04 Private External Finishes Plan Sheet 3 of 8 00382-1139-C-PEF C05 Private External Finishes Plan Sheet 4 of 8 00382-1140-C-PEF C04 Private External Finishes Plan Sheet 5 of 8 00382-1141-C-PEF C04 Private External Finishes Plan Sheet 6 of 8 00382-1142-C-PEF C04 Private External Finishes Plan Sheet 7 of 8 00382-1143-C-PEF C04 Private External Finishes Plan Sheet 8 of 8					
Condition 6 SuDS Management & Maintenance Plan	Cover Letter – Boyer, Ref. 17.1070/TL, September 2025 SuDS Management Report - C86557-JNP-92-XX-RP-D-1012 Rev P01, dated September 2025 SuDS Management Plan (within the report – Appendix B) – 00382-1172-C-DRA Rev P01	11/09/2025	252172	Prior to site being brought into use or occupied	Approved.	08/01/2026
Condition 7 Highway Surfacing				No submission required		
Condition 8 Car Parking				No submission required		
Condition 9 Cycle Parking	00382-1136-C-PEF C04 - Private External Finishes Layout (Sheet 1 of 8) 00382-1137-C-PEF C05 - Private External Finishes Layout (Sheet 2 of 8) 00382-1138-C-PEF C03 - Private External Finishes Layout (Sheet 3 of 8) 00382-1139-C-PEF C04 - Private External Finishes Layout (Sheet 4 of 8) 00382-1140-C-PEF C03 - Private External Finishes layout (Sheet 5 of 8) 00382-1141-C-PEF C03 - Private External Finishes Layout (Sheet 6 of 8)	15/10/2025	251393	Prior occupation	Approved.(Plans superseded by revisions received on 17/03/2026 under Condition 5 Landscaping)	08/01/2026

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Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	00382-1142-C-PEF C03 - Private External Finishes layout (Sheet 7 of 8) 00382-1143-C-PEF C03 - Private External Finishes Layout (Sheet 8 of 8)					
Condition 10 Parking Management Strategy	Cover Letter – Boyer, Ref. 17.1070/TL, September 2025 Parking Management Strategy - C86557-JNP-66-XX-RP-T-1011 Rev P01, September 2025	11/09/2025	252172	Prior occupation	Approved.	09/01/2026
Condition 11 Road Safety Audit	Internal Estate Road Layout, Tutum Consulting, Ref. 2025/018/0570-02, July 2025	17/10/2025	252505	Prior to construction of Plots 987 - 998	Approved	15/05/2026
Condition 12 Sheerlands Road Secondary Access				No submission required		
Condition 13 Visibility Splays				No submission required		
Condition 14 Air Source Heat Pumps	Cover Letter – Boyer Ref. 17.1070, dated 28.01.25 Air Source Heat Pumps Specification Sheet – Daikin Altherma 3 Low Capacity Monobloc (4-6-8 class) – E(B/D)LA04-08EV3 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	30/01/2025	250214	Prior construction	Approved.	11/04/2025

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Conditions of 241524	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Finishes Layout (Sheet 8 of 8) – 00382-1143-C-PEF Rev P02					
Condition 15 Noise Impact Assessment and Mitigation	Noise Impact Assessment – auricl acoustic consulting, Ref. R/PC15/1/250324, V 01, dated 24.03.25	31/03/2025	250810	Prior construction	Approved.	04/07/2025
Condition 16 Other Sustainability Matters (water butt and composting)	Cover Letter – Boyer Ref. 17.1070, dated 28.01.25 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	30/01/2025	250214	Prior commencement	Approved.	11/04/2025

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