

7th July 2026

Mr Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Mr Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH OUTLINE CONDITIONS OF PLANNING
PERMISSION O/2014/2179 VARIED LATER BY 181194 FOR PARCEL 6 ONLY.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry, to have approved a discharge of conditions application for Outline Conditions 22 (Woodland), 32 (Detailed Design of Roads), 33 (Construction Accesses), 43 (CEMP), 47 (Wetland Features) and 55 (External Lighting) of permission O/2014/2179 varied by 181194 in relation to Parcel 6 at the above development.

The conditions which the application seeks to discharge are listed below along with the relevant documents or plans to support them.

• **Condition 22 – Woodland**

- 2025-06-27 Hogwood Farm - Ancient Woodland Mitigation Strategy - Parcel 6

• **Condition 32 – Detailed Design of Roads**

- HFN06-JNP-XX-XX-DR-C-1003 P03 S38 Adoption Plan
- HFN06-JNP-XX-XX-DR-C-1004 P03 Highway Geometry Plan
- HFN06-JNP-XX-XX-DR-C-1005 P03 Lining and Signing
- HFN06-JNP-XX-XX-DR-C-1006 P03 Adoptable External Finishes Sheet 1 of 7
- HFN06-JNP-XX-XX-DR-C-1007 P03 Adoptable External Finishes Sheet 2 of 7
- HFN06-JNP-XX-XX-DR-C-1008 P03 Adoptable External Finishes Sheet 3 of 7
- HFN06-JNP-XX-XX-DR-C-1009 P03 Adoptable External Finishes Sheet 4 of 7
- HFN06-JNP-XX-XX-DR-C-1010 P03 Adoptable External Finishes Sheet 5 of 7
- HFN06-JNP-XX-XX-DR-C-1011 P03 Adoptable External Finishes Sheet 6 of 7
- HFN06-JNP-XX-XX-DR-C-1012 P03 Adoptable External Finishes Sheet 7 of 7
- HFN06-JNP-XX-XX-DR-C-1013 P02 Road & Drainage Longitudinal Sections Sheet 1 of 3
- HFN06-JNP-XX-XX-DR-C-1014 P03 Road & Drainage Longitudinal Sections Sheet 2 of 3
- HFN06-JNP-XX-XX-DR-C-1015 P02 Road & Drainage Longitudinal Sections Sheet 3 of 3
- HFN06-JNP-XX-XX-DR-C-1016 P01 S38 Construction Details Sheet 1 of 3
- HFN06-JNP-XX-XX-DR-C-1017 P01 S38 Construction Details Sheet 2 of 3
- HFN06-JNP-XX-XX-DR-C-1018 P01 S38 Construction Details Sheet 3 of 3
- HFN06-JNP-XX-XX-DR-C-1024 P04 Private External Works Construction Details
- HFN06-JNP-XX-XX-DR-C-1025 P07 Overall Private External Finishes Plan
- HFN06-JNP-XX-XX-DR-C-1060 P03 Refuse Vehicle SPA
- HFN06-JNP-XX-XX-DR-C-1061 P03 Fire Tender SPA
- HFN06-JNP-XX-XX-DR-C-1063 P01 Private External Works Construction Details Sheet 2 of 2
- WLC1356-1300-001-R1 Lighting Layout
- WLC1356-DCR-001-R0 - Design Considerations

• **Condition 33 – Construction Accesses**

Site (Construction) access will be from Nine Mile Ride Extension leading on to Wheat Street to the eastern entrance, while occupation access will be from Wheat Street onto Barns Road, north of the parcel to the western entrance, both via the A327 or Nine Mile Ride, as seen on the attached drawings.

- P24-2400_DE_001_U_001 Site Layout - Mark Up
- Con 43 Appendix J - HFN10-001 Rev B_FINCH 6 - Construction Traffic Management Plan
- Con 43 Appendix G – Site Construction Traffic Routes_FINCH 6

• **Condition 43 – CEMP**

- CEMP Parcel 6 (Construction Method) 15.06.26
- C86928-JNP-XX-XX-TN-G-1006 P01 - Green Travel Plan 18.06.26
- FINC6-DT-001 - Site Compound Delivery Tracking
- Con 43 Appendix A - VG-TBT-SHE-019 Noise and Vibration
- Con 43 Appendix B - VG-TBT-SHE-013 Dust and Air Quality
- Con 43 Appendix C - GROUP-VIS-S-EX-D2-A-FC-0213A-REV 00 External Works Close Boarded Fence (1800+200mm)
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1012-REV 01 Steel Fencing Unsheeted
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1013-REV 01 Steel Fencing Impermeable Sheeted
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1014-REV 01 Sheet Fencing Vented
- Con 43 Appendix E - GROUP-VIS-S-EX-D2-A-FC-0213-REV 00 External Works Close Boarded Fence (1800mm)
- Con 43 Appendix G – P24-2400_DE_001_A_012 - Site Location Plan
- Con 43 Appendix G – Site Construction Traffic Routes_FINCH 6
- Con 43 Appendix H - HFN10-002_FINCH 6 - Site Compound Layout
- Con 43 Appendix I - Soilmec SR35
- Con 43 Appendix J - HFN10-001 Rev B_FINCH 6 - Construction Traffic Management Plan

• **Condition 47 – Wetland Features**

- 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

• **Condition 55 – External Lighting**

- WLC1356-1300-001-R1 Lighting Layout
- WLC1356-DCR-001-R0 - Design Considerations

I trust the information supplied would be sufficient to have these conditions discharged. I look forward to receiving acknowledgement of this application. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
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Vistry Southern
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Part of the **Vistry Group**

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