

12th January 2026

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

Dear Nick Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH OUTLINE CONDITIONS OF PLANNING
PERMISSION O/2014/2179 VARIED LATER BY 181194 – PARCEL 13 ONLY.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry Thames Valley to have approved a discharge of conditions application for Outline Conditions 29 (Badger Protection Measures), 32 (Detailed Design of Roads), 33 (Details of Construction Access) and 55 (External Lighting) of permission O/2014/2179 varied by 181194 in relation to Parcel 13 at the above development.

Outline Condition 29 (Badger Protection Measures)

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and / or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include;
a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches / excavations or by using planks placed into them at the end of each working day and
b) open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

To have this condition discharged, please find attached, as listed below, a badger survey report along with the Landscape & Ecological Management Plan.

- Badger Survey Report and Badger Protection Plan March 2024
- HDA ref 442.2 September 2025 - LEMP

Outline Condition 32 (Detailed Design of Roads)

No development within any sub-phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details pertaining to that sub phase of:
i) The width, alignment, gradient and surface materials for any propose roads/footways/footpaths/cycleways within and serving that development sub-phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;
ii) bus access, egress and turning; and
iii) bus stop civil works.
The development shall be carried out in accordance with these approved details.

As a proposal to have this condition discharged, please find attached as listed below, the necessary plans and documents.

- 138053-MCS-XX-DR-C-3702 Road Setting Out



- 138053-MCS-XX-DR-C-5000-T01 - S38 Agreement Plan
- 138053-MCS-XX-DR-C-6000-T01 - Adoptable Highway Construction Details - Sheet 1
- 138053-MCS-XX-DR-C-6001-T01 - Adoptable Highway Construction Details - Sheet 2
- 7292.024 Parcel 13 Car Vehicle Tracking S0 P05
- 7292.022 Parcel 13 Refuse Vehicle Tracking S0 P05
- 7292.023 Parcel 13 Fire Tender Vehicle Tracking S0 P05
- 915_001 Finchwood Parcel 13 (Private) Lighting Layout (Rev A)
- 7292.TN04 - Parcel 13 Highways Response BOUND

Outline Condition 33 (Details of Construction Access)

Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.

As a proposal for this condition, please find attached Con43 Appendix G – Site Construction Traffic Routes, which highlights the main routes allowed for access to the development.

Outline Condition 55 (External Lighting)

No floodlighting or other form of external lighting scheme shall be installed at the site unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting including details of lighting for all principle highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

As a proposal to have this condition discharged, please find attached the Lighting Layout – 915_001 Finchwood Parcel 13 (Private) 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,

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Part of the **Vistry Group**

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