

# Vistry Group



Vistry Homes Limited  
Southern Region  
Central 40  
Chineham Business Park  
Basingstoke  
RG24 8GU  
Telephone: 01483 705100

Mark Croucher  
Team Manager, Development Management  
Planning Department  
Wokingham Borough Council

5<sup>th</sup> January 2026

Dear Mark

**Application to Discharge Conditions 3, 4, 5, 6, 7, 8, 17 of Application Ref: 230422 (APP/X0360/W/24/3340006) at Land West of Trowes Lane and North of Charlton Lane, Swallowfield**

Please find enclosed an application to discharge planning conditions as required by the appeal decision for Land West of Trowes Lane and North of Charlton Lane, Swallowfield. This application comprises the following

***Condition 3 - No development hereby permitted shall commence until a construction method statement, including a construction ecological management plan, has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall include but not be limited to the following: (a) construction of suitable works access (b) the parking of vehicles of site operatives and visitors (c) loading and unloading of plant and materials (d) storage of plant and materials used in constructing the development (e) the erection and maintenance of security hoarding (f) wheel washing facilities (g) measures to control the emission of noise, dust and dirt during construction (h) a scheme for recycling/disposing of waste resulting from demolition and construction works (i) hours of construction (j) hours of delivery (k) mitigation and avoidance measures for ecology and biodiversity.***

Please find enclosed CEMP Report ref: 2507070-ACE-XX-00-RP-C-001

***Condition 4 - No development hereby permitted shall commence until an exceedance flow routing plan for flows above the 1 in 100 + 40% climate change event has been submitted to and approved in writing by the local planning authority. Exceedance flow paths should be directed to highways and public open space and should avoid paths through areas in private ownership. The approved exceedance flow routing plan shall be implemented prior to occupation of the development hereby permitted***

Please find enclosed drawing 2507070-ACE-XX-XX-DR-C-0601-Rev 2

***Condition 5 - (a) No development hereby permitted shall commence until a scheme for the protection of trees, shrubs and hedges to be retained on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. The protection measures shall be implemented in accordance with the approved scheme and retained during the construction period including site preparation work, tree felling or pruning, soil moving, temporary construction access and any operation involving the use of vehicles or construction machinery. (b) No development hereby permitted shall commence until written notice has been provided to the local planning authority with a period of not less than 7 working days to enable***

*inspection of the measures undertaken to protect trees, shrubs and hedges in accordance with the approved scheme. (c) No excavations, storage of materials or machinery, parking of vehicles, deposit of spoil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme. (d) The fencing or other means of protection installed in accordance with the approved scheme shall not be moved or removed until all construction works have been completed and all equipment, machinery and surplus materials removed from the site.*

Please find enclosed Arboricultural Impact Assessment produced by Barton Hyett

**Condition 6** - *No development hereby permitted shall commence until a programme of archaeological work including a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The scheme of investigation shall include but not be limited to the following: (a) programme and methodology of site investigation and recording (b) programme for post investigation assessment (c) analysis of the site investigation and recording (d) means of publication of the analysis and recorded finds (e) archive deposition of the analysis and recorded finds (f) nomination of a competent person or organisation to undertake the site investigation. The site investigation shall take place in accordance with the approved programme of archaeological work. The development hereby permitted shall not be occupied until the post investigation assessment has been undertaken and the analysis and recorded finds have been published and deposited*

Please find enclosed WSI prepared by Pre-Construct Archaeology Ltd (Winchester). Please also note that this has been issued directly to the County archaeologist who has confirmed the information is acceptable.

**Condition 7** - *Before any above ground construction works of the development hereby permitted are commenced, samples and details of the materials to be used on the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details*

Please find enclosed plot by plot materials schedule. Samples can be provided upon request

**Condition 8** - *No development hereby permitted shall commence until details of the means of foul sewerage disposal have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.*

Please find enclosed drawings 2507070-ACE-XX-XX-DR-C-1201-Rev P5-Section 104 Drainage Layout and 2507070-ACE-XX-XX-DR-C-1224-Rev P1-Section 104 Drainage Long sections Sheet 4

**Condition 17** - *Prior to the occupation of the development hereby permitted, the solar panels and heat pumps detailed in the Energy and Sustainability Statement BO.S.RG7 Rev 3 shall be installed and thereafter retained unless replaced by more efficient and sustainable equipment*

Please find enclosed Energy & sustainability Statement produced by AES dated December 2025

I trust the above meets with your expectations and the conditions can be discharged at your earliest convenience

I am happy to discuss further if necessary

Your sincerely

**Neal Macgregor**

Senior Planning Manager