

13th August 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 29 (Badgers) of permission O/2014/2179 varied by 181194 in relation to Parcel 6 at the above development.

**Condition 29 (Badgers)**

*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, along with this cover letter, as listed below a badger survey report prepared by Tetra Tech and site layout in relation to the active badger set, just outside of the development area.

- 794-PLN-LAN 5633 Hogwood Farm Finchampstead Badger Survey Report\_CONFIDENTIAL
- 794-PLN-LAN Hogwood Farm Finchampstead Badger Survey Report\_PUBLIC
- HFN06-JNP-XX-XX-DR-C-1062 P01 Active Badger Setts

**Please only publish the redacted version of the report labelled PUBLIC. This is due to the persecution of badgers and those who wish to destroy their setts. The CONFIDENTIAL report is only for private review by Council officers.**

The only development proposed within the 30m buffer zone of the active badger sett C, is footpaths within the open space to the north-west of the development. Mitigation measures set out at Section 4.2 will ensure impacts to foraging and commuting badgers are avoided. A badger licence is therefore not considered necessary for these works.

I trust the information supplied would be sufficient to have this condition 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  
Planning co-Ordinator  
Vistry Southern  
gary.dupreez@vistry.co.uk



**Linden**  
HOMES



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