

Date: 16 October 2025

Application: 250887



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Grace Edwards

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 181194**

Application Number: 250887

Applicant Name: Countryside Properties (UK) Ltd

Site Address: Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 17. Arboricultural Impact Assessment. 19. Protection of existing Trees and Vegetation. 20. Levels. 21. Landscape and Ecological Management Plan (LEMP). 23. Hedgerows. 24. Bats. 26. Reptiles. 28. Ecological Permeability of the Site. 30. Non-native Invasive Species. 35. Car Parking. 36. Bicycle Parking. 39. Walking, Cycling and Equine Strategy. 49. Low and Zero Carbon Technologies. 50. Lifetime Homes. 51. Other Sustainability Matters. 52. Measurements to Reduce Water Consumption. 53. Storage of Refuse and Recyclable Materials. 61. Archaeological Investigations. 65. Access to the SANG. Details relate to Parcel P13.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 17, 24, 26, 28, 30, 35, 36, 39, 49, 50, 51, 52, 53, 61, 65. These conditions are discharged in accordance with the approved details.
- Additional information or further assessment is required in relation to conditions 19, 20, 21, 23. Please resubmit this information afresh in conjunction with a new application to discharge condition 5 (Landscaping) of Reserved Matters approval 250819.

Yours sincerely

A handwritten signature in blue ink, consisting of the letters 'NC' in a stylized, cursive font.

Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 17 Arboricultural Impact Assessment.	Arboricultural Impact Assessment by RPS (Revision P02 dated 8th August 2025)	2 October 2025	The condition is discharged in accordance with the approved details.
Condition No. 19 Protection of existing Trees and Vegetation.	n/a		An Arboricultural Method Statement is required, as set out in Tree & Landscape consultee comments dated 13/10/2025. Please resubmit this information afresh in conjunction with a new application to discharge condition 5 (Landscaping) of Reserved Matters approval 250819.
Condition No. 20 Levels.	n/a		Levels to be assessed in finer detail in conjunction with hard and soft landscape information to be provided under Conditions 5 of approval 250819. Note condition 4 of the RM decision also requires submission of levels details. Please resubmit this information afresh in conjunction with a new application to discharge the above conditions referred.
Condition No. 21 Landscape and Ecological Management Plan (LEMP).	n/a		LEMP to be assessed in finer detail in conjunction with hard and soft landscape information to be provided under Condition 5 of approval 250819. Please resubmit this information afresh in conjunction with a new application to discharge condition 5 (Landscaping) of Reserved Matters approval 250819.
Condition No. 23 Hedgerows.	n/a		The Hedgerow Mitigation and Compensation Strategy to be assessed in finer detail in conjunction with hard and soft landscape information to be provided under Condition 5 of

Condition	Plan Number/Report Details	Date Received	Comments
			approval 250819.
Condition Nos., 24, 26, 28, 30 (Ecology conditions)	Bat Mitigation Strategy - Parcel 13 Rev B Detailed Reptile Mitigation Strategy - Parcel 13 Rev B Ecological Permeability Scheme - Parcel 13 Rev B Non-Native Invasive Species Management Plan – Parcel 13	9 September 2025	Conditions 24, 26, 28 and 30 are discharged for parcels P13a/b in accordance with the approved details.
Condition No. 35 Car Parking.	7527-PL1009B - Proposed Parking Plan	2 October 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 36 Bicycle Parking	7527-PL1006D - Parcel 13 Detailed Layout - Sheet 1 7527-PL1007D - Parcel 13 Detailed Layout - Sheet 2	2 October 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 39 Walking, Cycling and Equine Strategy.	7292 - TS- REV 06 - Transport Statement	13 August 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 49 Low and Zero Carbon Technologies.	Energy Strategy Statement – Finchwood Parcel 13	9 April 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 50 Lifetime Homes.	Accessibility Plan – Ref. 7527 PL1014 Rev C	13 August 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 51 Other Sustainability Matters.	7527-PL1006D - Parcel 13 Detailed Layout - Sheet 1 7527-PL1007D - Parcel 13 Detailed Layout - Sheet 2	13 August 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 52 Measurements to Reduce Water Consumption.	Plans also listed under approved drawings for Reserved Matters 250819: Part G Water Efficiency Calculation – Finchwood 13 Violet – September 2025 Part G Water Efficiency Calculation – Finchwood 13 1B2P – September 2025 Part G Water Efficiency Calculation – Finchwood 13 2B4P	15 September 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	– September 2025 Part G Water Efficiency Calculation – Finchwood 13 B4 – September 2025 Part G Water Efficiency Calculation – Finchwood 13 B9 – September 2025 Part G Water Efficiency Calculation – Finchwood 13 Dahlia – September 2025 Part G Water Efficiency Calculation – Finchwood 13 Dunnock – September 2025 Part G Water Efficiency Calculation – Finchwood 13 Eagle – September 2025		
Condition No. 53 Storage of Refuse and Recyclable Materials.	7527-PL1006D - Parcel 13 Detailed Layout - Sheet 1 7527-PL1007D - Parcel 13 Detailed Layout - Sheet 2	9 April 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.
Condition No. 61 Archaeological Investigations.	n/a		Archaeological investigations have been carried out within this parcel, and a report from Wessex Archaeology has been previously submitted. The evaluation trenching that was carried out satisfactorily demonstrates that no archaeological assets are present in this area that require further mitigation Condition 61 is discharged for parcels P13a/b.
Condition No. 65 Access to the SANG.	7292 - TS- REV 06 - Transport Statement	13 August 2025	The condition is discharged for parcels P13a/b in accordance with the approved details.