

Our Ref: ATE/WK/WK/0360/L.1/252420/MW/KC

Your Ref: 250931

Confirmed Location: 477,487 - 164,448



FISHER GERMAN LLP
Exolum Pipeline System Ltd
PO Box 7273
Ashby de la Zouch
Leicestershire
LE65 2BY

Tel: 0845 0701245
Email: Exolumpipelinesystem@fishergerman.co.uk
www.fishergerman.co.uk

For the attention of Development Management & Compliance
Wokingham Borough Council
P.O Box 157
Shute End
Wokingham,
Berkshire, RG40 1BN

Dear Sirs/Madam

Exolum Pipeline System Ltd – Affected Response – Planning Application
Location: Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Thank you for your consultation dated 19.05.2025. We confirm that our client Exolum's apparatus will be affected by your proposals as indicated on the attached plan(s). The plan(s) supplied are intended for general guidance only and should not be relied upon for excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided and to verify the true location of the pipeline you should contact Exolum to arrange a site visit. Their contact details are:

Central Services
Ashdon Road
Saffron Walden
Essex, CB10 2NF

Email: pipelinerow@exolum.com
Tel: 01799 564101

When contacting Exolum, please quote our unique reference **252420**, which is specific to this enquiry. Please note that you should contact Exolum within 28 days of the date of this letter to validate this enquiry, otherwise it will become void.

You should note that the interests of the Exolum are conserved by means of the Energy Act 2013, Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from Exolum. Exolum's Easement Strips are 6 metres wide and can incorporate other associated Exolum facilities.

Exolum will be able to provide guidance on the required procedures for entering a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of application.

To reiterate, you should not undertake any work or activity without first contacting Exolum for advice and, if required, a Works Consent. For a copy of Exolum's Managing Development and Works in Proximity to Exolum Pipelines, please visit:

<https://exolum.com/varios/TPA/CGU.0011.ITG.NWE.UK%20Managing%20Development%20and%20Works%20in%20Proximity%20to%20Exolum%20Pipelines.pdf>

This will provide you with practical information regarding the legislation that governs the Exolum.

You should also be aware that landowners and third parties have a duty of care not to carry out any works that have the potential to damage Exolum apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.

Please note that implementation of any unapproved work that affects the Exolum Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage.

Should you require any further assistance regarding this letter please contact the undersigned or alternatively, you can contact Exolum using the details provided above.

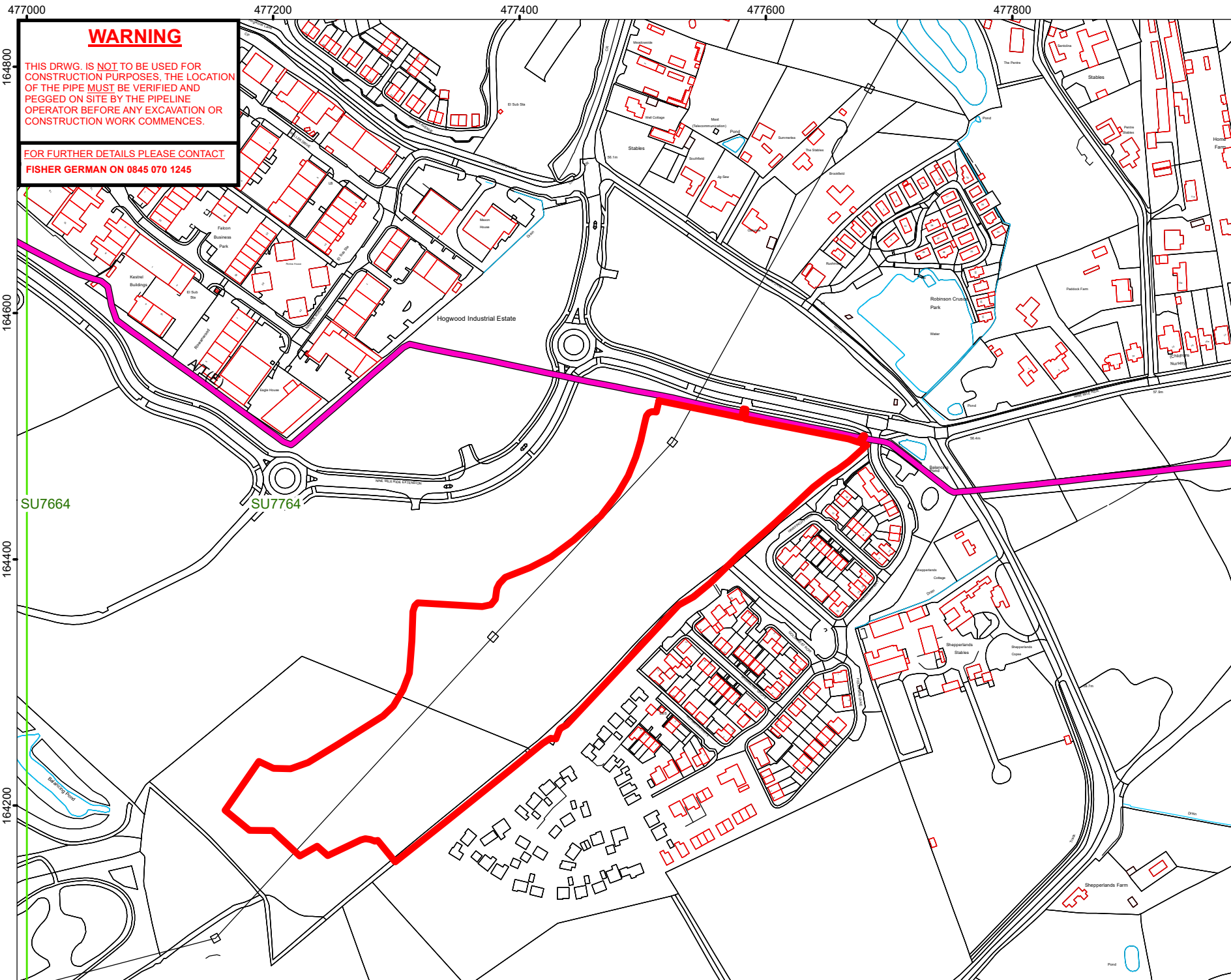
Yours faithfully

A handwritten signature in blue ink that reads "Fisher German LLP".

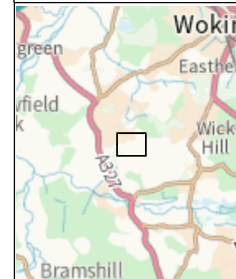
For and on behalf of FISHER GERMAN LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services



OVERVIEW WINDOW



Legend

EXOLUM

Cathodic Protection

Nearest Postcode:
RG40 4BU

Latitude & Longitude:
51.374390 , -0.88663143

Site centre coordinates:
477,487 - 164,448

Client:



TITLE:
LOCATION PLAN EXTRACT
OF PIPELINE A/(E)

SCALE: 1:4,000 @ A4
DATE: 20/05/2025

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Ordnance Survey Licence Number AC0000849937



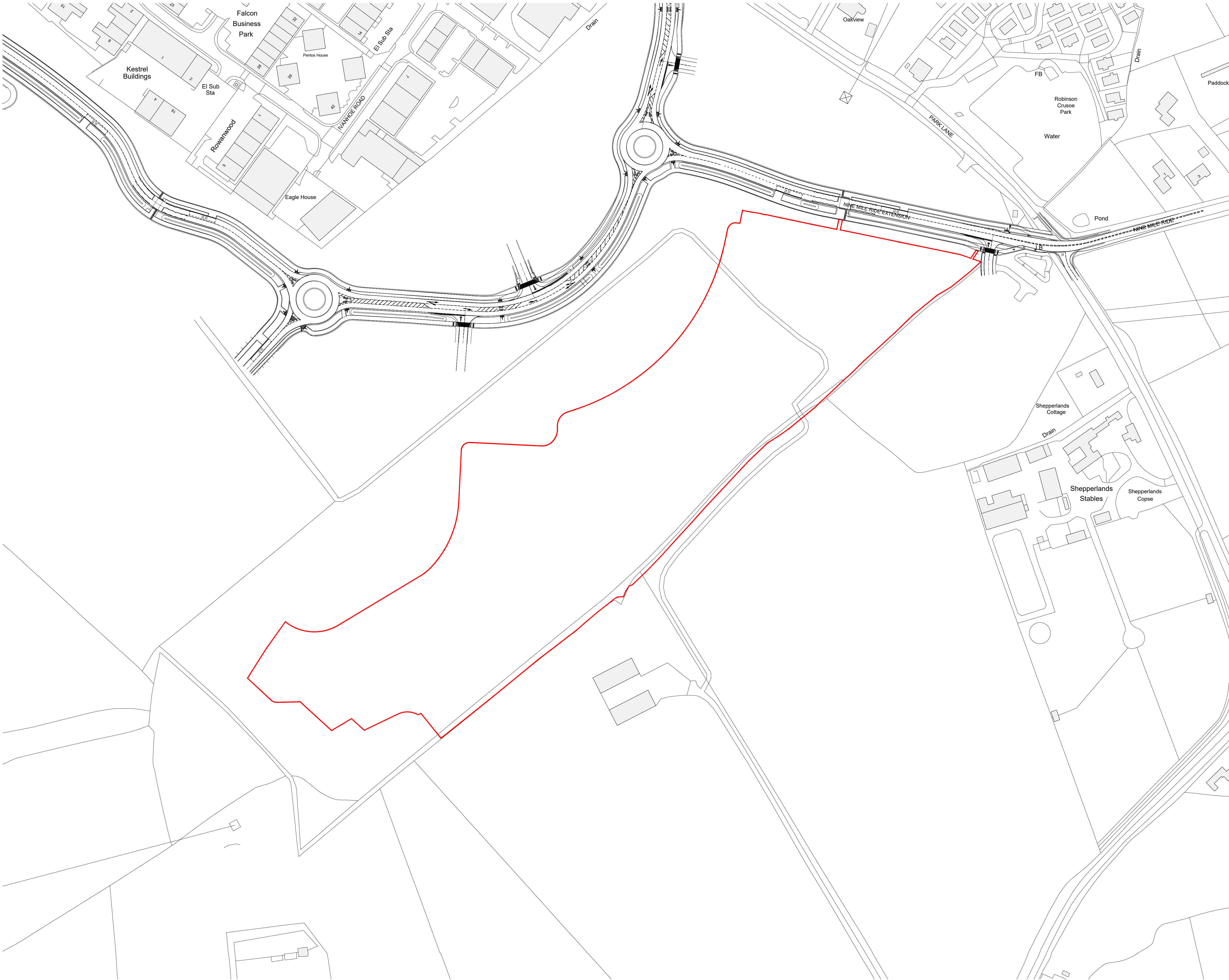
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CHARTERED SURVEYORS
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**fisher
german**

The Estates Office,
Norman Court, Ashby de la Zouch,
Leicestershire, LE65 2UZ

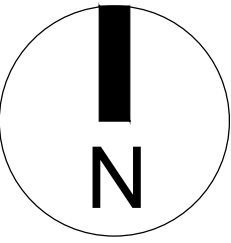
Telephone 0845 070 1245

DRAWING NO:
Wokingham 250931



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Rev	Date	Revision Details	Dr	Ch
/	02.04.24	First Issue	KB	DP



London: 76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com

Sussex: 64 - 68 Brighton Road, Worthing
West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com

Bristol: Westworks, Beacon Tower
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com

ECE Architecture
www.ecearchitecture.com

Client's Name
Vistry Group

Job Title
Parcels 11 & 12, Finchwood Park

Drawing Title
Site Location Plan

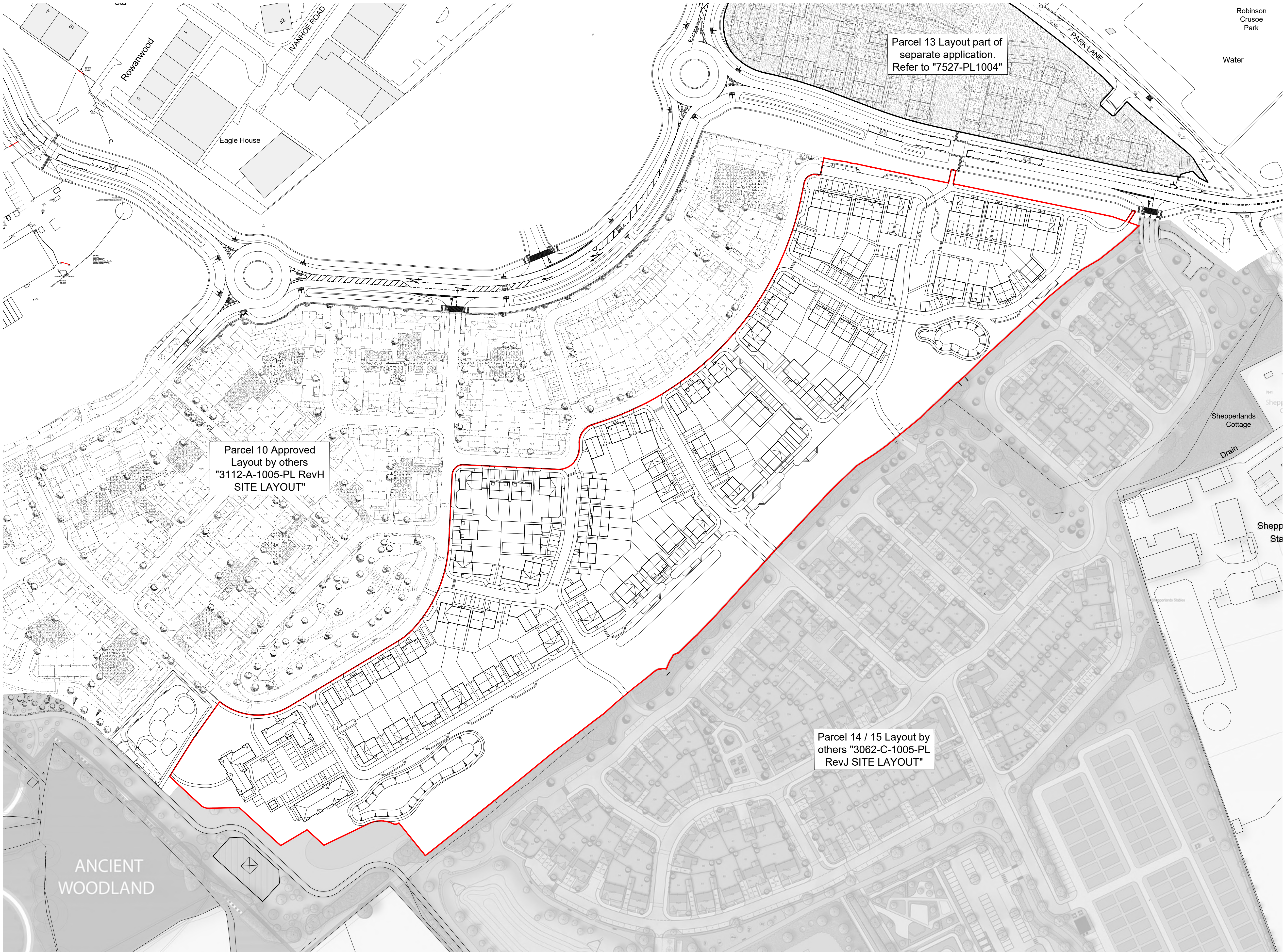
Scale
1:1250 @ A1 / 1:2500 @ A3

metres 20 40 60 80 100 120

Drawn	Checked	Date
KB	DP	28.11.24

Job No	Drawing No	Rev
7527	PL01	/

Status
APPROVAL



Robinson
Crusoe
Park

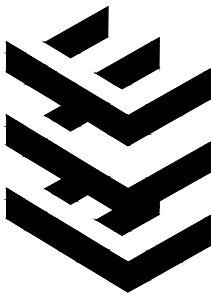
Water

Parcel 13 Layout part of
separate application.
Refer to "7527-PL1004"

Parcel 10 Approved
Layout by others
"3112-A-1005-PL RevH
SITE LAYOUT"

Parcel 14 / 15 Layout by
others "3062-C-1005-PL
RevJ SITE LAYOUT"

A	10.04.25	Planning Issue	KP	DP
/	02.04.25	First Issue	LG	DP
Rev	Date	Revision Details	Dr	Ch



London: 76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
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T 0117 214 1101 E bristol@ecwestworks.com
ECE Architecture
www.ecearchitecture.com

Client's Name
Vistry Group

Job Title
Parcels 11 & 12, Finchwood Park

Drawing Title
Block Plan

Scale
1:1000 @ A1 / 1:2000 @ A3
metres 20 40 60 80 100

Drawn	Checked	Date
LG	DP	06.11.24

Job No	Drawing No	Rev
7527	PL02	A

Status
APPROVAL



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.controls@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Parcels 11/12 at Finchwood Park (Hogwood Farm)

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Application to vary the following conditions of planning consent O/2014/2179 - 1. Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 24. Bats; 39.Walking, Cycling and equine strategy; 41. Travel Plan (commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.SANG landscape scheme. Additional condition 66. Foul drainage.

Reference number

181194

Date of decision (date must be pre-application submission)

14/11/2018

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 161 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Please see accompanying covering letter.

Please list all drawing numbers submitted with this application for approval

Please see accompanying covering letter.

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

250163

Date (must be pre-application submission)

28/01/2025

Details of the pre-application advice received

On-going advice regarding the evolving proposals for P11/12.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Boyer Planning

Date

10/04/2025

WBC Planning Application 250931

"development.control@wokingham.gov.uk" <development.control@wokingham.gov.uk>

Created on 11/06/2025 14:06

Dear Consultee,

Please see the attached document in relation to a consultation about the above planning application.

Kind regards,

Development Management & Compliance

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Date: 19 May 2025
Application: 250931



WOKINGHAM
BOROUGH COUNCIL

Fisher German Surveyors
P.O Box 7273
Ashby-De-La-Zouche
Leicestershire
LE65 2BY

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Fisher German Surveyors,

Approval of Reserved Matters Consultation

Application Number: 250931

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

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Grid Reference: Easting - 477422, Northing - 164345

I enclose details of the above application and would be grateful to receive your observations within **21 days** of the date of this letter. The documents associated with this are available to view on the [Council's planning application search page](#) within 24 hours.

Please email your response to planning.enquiries@wokingham.gov.uk quoting the reference number 250931 in all communications.

Yours sincerely,
Development Management & Compliance