

14th September 2026

Senior Planning Officer
Development Management and Compliance
Place and Growth
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

BY EMAIL – Updated submission

Dear Baldeep Pulahi

**RE: SUBMISSION OF UPDATED DETAILS TO COMPLY WITH RESERVED MATTERS
CONDITIONS OF PLANNING PERMISSION 250931 – PARCEL 11 and 12.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry Southern to have approved a discharge of conditions application for Reserved Matters Condition 5 (Landscaping), currently submitted under reference 260964 of permission 250931 in relation to Parcel 11 and 12 at the above development.

RM Condition 5 (Landscaping)

- i) *No development above slab level shall take place until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:*

To have this condition discharged, please find, along with this cover letter, the relevant plans and documents, now updated, as required by points a – h and ii listed out below.

a) scheme drawings:

- 2399.1000 Rev B - Overall Combined Hard and Soft GA
- 2399.3000 Rev D - Overall Softscape Plan
- 2399.6000 Rev C - Overall Setting Out Plan

b) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;

- 2399.1001 Rev B - Combined Hard and Soft GA (Sheet 1 of 11)
- 2399.1002 Rev B - Combined Hard and Soft GA (Sheet 2 of 11)
- 2399.1003 Rev B - Combined Hard and Soft GA (Sheet 3 of 11)
- 2399.1004 Rev B - Combined Hard and Soft GA (Sheet 4 of 11)
- 2399.1005 Rev B - Combined Hard and Soft GA (Sheet 5 of 11)
- 2399.1006 Rev B - Combined Hard and Soft GA (Sheet 6 of 11)
- 2399.1007 Rev C - Combined Hard and Soft GA (Sheet 7 of 11)
- 2399.1008 Rev C - Combined Hard and Soft GA (Sheet 8 of 11)
- 2399.1009 Rev B - Combined Hard and Soft GA (Sheet 9 of 11)
- 2399.1010 Rev B - Combined Hard and Soft G (Sheet 10 of 11)
- 2399.1011 Rev B - Combined Hard and Soft G (Sheet 11 of 11)

- 2399.3001 Rev C - Detailed Softscape Plan (Sheet 1 of 11)
- 2399.3002 Rev C - Detailed Softscape Plan (Sheet 2 of 11)
- 2399.3003 Rev C - Detailed Softscape Plan (Sheet 3 of 11)
- 2399.3004 Rev C - Detailed Softscape Plan (Sheet 4 of 11)
- 2399.3005 Rev C - Detailed Softscape Plan (Sheet 5 of 11)
- 2399.3006 Rev D - Detailed Softscape Plan (Sheet 6 of 11)
- 2399.3007 Rev D - Detailed Softscape Plan (Sheet 7 of 11)
- 2399.3008 Rev C - Detailed Softscape Plan (Sheet 8 of 11)
- 2399.3009 Rev C - Detailed Softscape Plan (Sheet 9 of 11)
- 2399.3010 Rev C - Detailed Softscape Plan (Sheet 10 of 11)
- 2399.3011 Rev C - Detailed Softscape Plan (Sheet 11 of 11)
- 2399.3012 Rev B - Planting Schedule

c) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;

- 2399.8001 Landscape Management Plan Rev B dated July 2026

d) hard landscaping materials including samples;

- 7292-SMA-XX-XX-DR-C-0513 Rev C03 - Pavement Finishes and Kerb Types 1 of 4
- 7292-SMA-XX-XX-DR-C-0514 Rev C04 - Pavement Finishes and Kerb Types 2 of 4
- 7292-SMA-XX-XX-DR-C-0515 Rev C02 - Pavement Finishes and Kerb Types 3 of 4
- 7292-SMA-XX-XX-DR-C-0516 Rev C02 - Pavement Finishes and Kerb Types 4 of 4
- 2399.1001 Rev B - Combined Hard and Soft GA (Sheet 1 of 11)
- 2399.1002 Rev B - Combined Hard and Soft GA (Sheet 2 of 11)
- 2399.1003 Rev B - Combined Hard and Soft GA (Sheet 3 of 11)
- 2399.1004 Rev B - Combined Hard and Soft GA (Sheet 4 of 11)
- 2399.1005 Rev B - Combined Hard and Soft GA (Sheet 5 of 11)
- 2399.1006 Rev B - Combined Hard and Soft GA (Sheet 6 of 11)
- 2399.1007 Rev C - Combined Hard and Soft GA (Sheet 7 of 11)
- 2399.1008 Rev C - Combined Hard and Soft GA (Sheet 8 of 11)
- 2399.1009 Rev B - Combined Hard and Soft GA (Sheet 9 of 11)
- 2399.1010 Rev B - Combined Hard and Soft G (Sheet 10 of 11)
- 2399.1011 Rev B - Combined Hard and Soft G (Sheet 11 of 11)

e) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation;

- 2399.4001 Rev B - Typical Play Equipment Details
- 2399.4002 Rev A - Typical Details Street Furniture
- 2399.4003 Rev D - Detail Play Area Plan

f) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;

- 2399.4000 Rev A - Typical Tree Pit Details
- 2399.6001 Rev C - Setting Out Plan (Sheet 1 of 11)
- 2399.6002 Rev C - Setting Out Plan (Sheet 2 of 11)
- 2399.6003 Rev C - Setting Out Plan (Sheet 3 of 11)
- 2399.6004 Rev C - Setting Out Plan (Sheet 4 of 11)
- 2399.6005 Rev C - Setting Out Plan (Sheet 5 of 11)
- 2399.6006 Rev C - Setting Out Plan (Sheet 6 of 11)
- 2399.6007 Rev C - Setting Out Plan (Sheet 7 of 11)



- 2399.6008 Rev C - Setting Out Plan (Sheet 8 of 11)
- 2399.6009 Rev C - Setting Out Plan (Sheet 9 of 11)
- 2399.6010 Rev C - Setting Out Plan (Sheet 10 of 11)
- 2399.6011 Rev C -Setting Out Plan (Sheet 11 of 11)

g) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems;

- GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 - CLOSE BOARDED FENCE (1800MM)
- GROUP-VIS-S-EX-D2-A-FC-0215 Rev 00 - PANEL FENCE (1830MM)
- GROUP-VIS-S-EX-D2-A-FC-0218 Rev 00 - 1.8M BRICK SCREEN WALL
- GROUP-VIS-S-EX-D2-A-FC-0219 Rev 00 - HEDGEHOG HIGHWAY SIGNAGE
- 7292-SMA-XX-XX-DR-C-0555 P11&12 Boundary Treatment Plan S0 C02

h) measures required for ecological mitigation;

- Hogwood Farm - Landscape & Ecological Management Plan P11 & 12 (approved under outline condition 21 ref 251170), along with this I would like to reference the hedgerow mitigation and compensation strategy – Appendix C approved for outline condition 23 ref 251170)

ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.

- 2399.8001 Landscape Management Plan Rev B dated July 2026

I trust that you find the above sufficient for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
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Part of the **Vistry Group**

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