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WOKINGHAM
BOROUGH COUNCIL

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By email only

Dear Mr Gary Du Preez

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION O/2014/2179 (AS AMENDED BY S.73 PLANNING PERMISSION 181194 AND S.96A NON-MATERIAL AMENDMENT 230923) AND WITH CONDITIONS OF RESERVED MATTERS APPROVAL 231095. IN RELATION TO PARCEL P10.

Applicant Name:	Vistry (Thames Valley)
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Condition Reference:	231702, 232137, 240113, 240195, 240297, 240422, 240448, 240490, 240491, 240492, 240496, 240641, 241599, 250302, 260364.

This letter provides an update on the approval of details pursuant to conditions of Planning Permission O/2014/2179 (as amended) and of Reserved Matters Approval 231095 in respect of Parcel P10 only.

The attached schedule (Enclosure 1) sets out the current position regarding submission and approval of details in respect of outline conditions: 3 (Phasing), 16 (Landscape Strategy), 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 20 (Levels), 21 (Landscape and Ecological Management Plan), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 29 (Badgers), 30 (Non-Native Invasive Species), 32 (Highway Construction Details), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 39 (Walking, Cycling and Equine Strategy), 40 (Phased Bus Strategy), 43 (Construction Environment Management Plan), 47 (Wetland Features), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting),

52 (Water Consumption), 53 (Refuse Storage), 55 (Lighting), 57 (Contamination), 61 (Archaeology), 65 (Access to SANG).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary, in relation to Parcel P10 – Outline conditions:

- Acceptable details have been submitted in relation to Conditions 17 (Arboricultural Impact Assessment), 19 (Tree Protection), 22 (Ancient Woodland Mitigation Strategy), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 29 (Badgers), 30 (Non-Native Invasive Species), 32 (Highway Construction Details), 33 (Construction Access), 35 (Car Parking), 36 (Cycle Parking), 39 (Walking, Cycling and Equine Strategy), 43 (Construction Environment Management Plan), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Water Butt and Composting), 52 (Water Consumption), 53 (Refuse Storage), 55 (Lighting), 57 (Contamination), 61 (Archaeology), 65 (Access to SANG).
- Details submitted in relation to the following Conditions are currently under consideration / require additional information: Conditions 20 (Levels), 21 (Landscape and Ecological Management Plan), 47 (Wetland Features).

The attached schedule (Enclosure 2) sets out the current position regarding submission and approval of details in respect of Reserved Matters (231095) conditions: 4 (Materials), 5 (Levels), 6 (Landscaping), 7 (SuDS Management), 11 (Electric Vehicle Charging), 12 (Parking Management Strategy), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).

For avoidance of doubt those conditions that do not require submission and approval of further details have been listed as such.

In summary, in relation to Parcel P10 – Reserved Matters conditions:

- Acceptable details have been received in relation to Conditions 4 (Materials), 7 (SuDS Management & Maintenance Plan), 11 (Electric Vehicle Charging), 12 (Parking Management Strategy), 13 (Cycle Storage), 14 (Noise Impact Assessment) and 15 (Air Source Heat Pumps).
- Details submitted in relation to the following Conditions are currently under consideration / require additional information: 5 (Levels) and 6 (Landscaping).

This provides a brief overview of the current position, and I refer you to the schedule for more detailed comments on each condition, including where the submitted details are sufficient to partially discharge conditions. If you have any queries, please contact the case officer, Adriana Gonzalez.

Yours sincerely



Nick Chancellor
Development Delivery Manager

Enclosure:

- 1) Schedule of Outline conditions
- 2) Schedule of Reserved Matters conditions

Enclosure 1: Schedule of Outline conditions

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Parameter Plans				No submission required		
Condition 2 Reserved Matters				No submission required		
Condition 3 Phasing	Phasing Parameter Plan CB-12-103-S73-006 Rev E	30/08/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Site-wide phasing strategy approved under application 181469.	09/09/2019
	Site-wide sub-phasing strategy	24/01/2019				
Condition 4 NMRES Phasing				No submission required		
Condition 5 Primary School Phasing				No submission required		
Condition 6 Sports Hub Phasing				No submission required		
Condition 7 Development Brief (Neighbourhood Centre)				No submission required		

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 8 Compliance with Masterplan Framework Document				No submission required		
Condition 9 Neighbourhood Centre Floorspace				No submission required		
Condition 10 Neighbourhood Centre Uses				No submission required		
Condition 11 Neighbourhood Centre Floorspace Restriction				No submission required		
Condition 12 Neighbourhood Centre – No D1 Uses				No submission required		
Condition 13 Primary School – Specifications				No submission required		
Condition 14 (Blank)				No submission required		

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 15 PD Rights Removed				No submission required		
Condition 16 Landscape Strategy	Overarching Landscape Strategy JSL2891-110 Rev E	21/12/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching (site wide) landscape strategy approved as part of application 181469.	24/01/2019
Condition 17 Arboricultural Impact Assessment	Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A	06/11/2023	231702	Prior to Reserved Matters	Approved for Parcel P10.	28/03/2024
Condition 18 Protection of Trees				No submission required		
Condition 19 Arboricultural Method Statement	Tree Survey Report and Arboricultural Impact Assessment JSL2891-770 Rev A	06/11/2023	231702	Prior commencement	Approved for Parcel P10.	28/03/2024
Condition 20 Levels	Levels Strategy Sheet 1 of 2 C86651-JNP-90-XX-DR-D-7102 Rev P03 Levels Strategy Sheet 2 of 2 C86651-JNP-90-XX-DR-D-7103 Rev P03	06/11/2023	231702	With Reserved Matters application	Superseded by 240491.	N/A
	HFN10-JNP-90-00-DR-C-2300 P04 Private External Levels Sheet 1 of 10 HFN10-JNP-90-00-DR-C-2301 P04 Private External Levels Sheet 2 of 10 HFN10-JNP-90-00-DR-C-2302 P04 Private External Levels Sheet 3 of 10 HFN10-JNP-90-00-DR-C-2303 P05 Private External Levels Sheet 4 of 10 HFN10-JNP-90-00-DR-C-2304 P05 Private External Levels Sheet 5 of 10 HFN10-JNP-90-00-DR-C-2305 P04 Private External Levels Sheet 6 of 10	31/03/2026	240491		Under consideration.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	HFN10-JNP-90-00-DR-C-2306 P04 Private External Levels Sheet 7 of 10 HFN10-JNP-90-00-DR-C-2307 P04 Private External Levels Sheet 8 of 10 HFN10-JNP-90-00-DR-C-2308 P04 Private External Levels Sheet 9 of 10 HFN10-JNP-90-00-DR-C-2309 P01 Private External Levels Sheet 10 of 10					
Condition 21 Landscape and Ecological Management Plan	(Site Wide – all parcels) Outline Site-wide Landscape and Ecological Management Plan 868.1 Rev B	28/09/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching management plan approved as part of Reserved Matters Application 181422. Note: detailed parcel-specific landscape and ecological management plans are required for each successive phase as per condition wording.	16/11/2018
	(For Parcel P10) Landscape and Ecological Management Plan 442.2 Rev C, March 2026	31/03/2026	231702	With Reserved Matters application	Under consideration. Document to be updated once the landscaping details (Reserved Matters condition 6) have been agreed.	
Condition 22 Ancient Woodland Mitigation Strategy	Ancient Woodland Mitigation Strategy 868.1 28 June 2023	13/07/2023	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	20/06/2024
	Ancient Woodland Note JSL2891 P10 ASNW	15/11/2023				
Condition 23 Hedgerows	Hedgerow Mitigation and Compensation Strategy 442.2 Rev C, March 2025	26/03/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	17/09/2025
Condition 24 Bats	Bat Mitigation Strategy 442.2 Rev B, January 2025	10/02/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10. <u>Note:</u> it is expected that any plans approved under condition 55 (lighting) include shielding as required.	17/09/2025
Condition 25				No submission required		

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Natural England Licence						
Condition 26 Reptiles	Reptile Survey Report and Site-Wide Outline Reptile Mitigation Strategy	23/05/2018	181422	Prior any Reserved Matters application (excluding NMRES)	Overarching strategy approved as part of Reserved Matters Application 181422. Note: Detailed parcel-specific reptile mitigation strategies are required for each successive development parcel/phase as per condition wording.	16/11/2018
	Reptile Mitigation Strategy 868.1 Rev B, August 2025	14/08/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	17/09/2025
Condition 27 Reptiles (NMRES)	Detailed Reptile Mitigation Strategy – NMRE 868.1 Rev -	08/11/2019	192975	With Reserved Matters application for NMRES	Approved in relation to Nine Mile Ride Extension South.	23/01/2020
Condition 28 Ecological Permeability	Outline Site-Wide Ecological Permeability Scheme 868.1 Rev B	02/10/2018	181469	Prior any Reserved Matters application (excluding NMRES)	Overarching ecological permeability scheme approved as part of Reserved Matters Application 181422. Matters Application 181422. Note: Detailed parcel-specific ecological permeability schemes are required for each successive parcel/phase as per condition wording.	24/01/2019
	Detailed Ecological Permeability Scheme HDA Ref. 442.2 Rev C, September 2025	26/09/2025	231702	With Reserved Matters application	Acceptable details received in relation to Parcel P10.	08/05/2026
Condition 29 Badgers	Landscape and Ecological Management Plan 868.1 Rev A – paragraph 4.2.8.3 only	08/11/2023	231702	Prior to commencement	Acceptable details received in respect of Parcel P10. Note: approval of details is in relation to condition 29 / badgers only (further revision to the LEMP document are required for other reasons – please see comments under condition 21)	20/06/2024

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Badger Survey Report and Badger Protection Plan March 2024	24/06/2024	241599		Acceptable details received in respect of Parcel P10.	26/02/2025
Condition 30 Non-Native Invasive Species	Non-Native Invasive Species Management Plan 868.1 May 2023	13/07/2023	231702	With Reserved Matters application	Acceptable details received in respect of Parcel P10.	20/06/2024
Condition 31 Highways (Traffic) – School				With Reserved Matters application comprising primary school	Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.	
Condition 32 Highway Construction Details	Highway Geometry Plan Sheet 1 of 2 00386-1012-C-GEO Rev P04 Highway Geometry Plan Sheet 2 of 2 00386-1013-C-GEO Rev P04 Lining & Street Lighting Plan Sheet 1 of 2 00386-1014-C-LIN Rev P03 Lining & Street Lighting Plan Sheet 2 of 2 00386-1015-C-LIN Rev P03 Refuse Vehicle Swept Path Analysis Sheet 1 of 2 00386-1016-C-SPA Rev P02 Refuse Vehicle Swept Path Analysis Sheet 2 of 2 00386-1017-C-SPA Rev P02	23/01/2024	240195	Prior commencement	Acceptable details received in relation to Parcel P10.	08/05/2026
	Section 38 Adoptions Plan Sheet 1 of 2 00386-1001-C-S38 Rev P04 Section 38 Adoptions plan Sheet 2 of 2 00386-1002-C-S38 Rev P04 Section 38 Construction Details Sheet 1 of 3 00386-1019-C-DET Rev P03 Section 38 Construction Details Sheet 2 of 3 00386-1020-C-DET Rev P04	21/02/2024				
	Section 38 Construction Details Sheet 3 of 3 00386-1025-C-DET Rev P01	23/02/2024				
	Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R3	04/02/2025				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R1					
Condition 33 Construction Access	Parcel 14 and 15 Emergency Access 3062-A-1100-PL Rev C	23/02/2024	240195	Prior construction	Approved for Parcel P10.	28/03/2024
Condition 34 Sheerlands Road Access	S278 Permanent Emergency Access Layout HOGP1-JNP-90-XX-DR-C-0021 Rev C S278 Swept Path Analysis Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0033 Rev A S278 Temporary Construction Access HOGP1-JNP-90-XX-DR-C-0034 Rev A S278 Fire Vehicle Swept Path Analysis HOGP1-JNP-92-XX-DR-C-0017 Rev A	26/08/2021	183508	Prior to commencement	Not Relevant to Parcel P10. Approved in conjunction with Reserved Matters application for Parcel P1 (181422).	26/08/2021
	S278 Permanent Emergency Access Site Clearance Plan HOGP1-JNP-92-XX-DR-C-0020 Rev A	12/03/2019				
Condition 35 Car Parking	Parking Plan 3112-A-1700-PL Rev D	18/12/2023	231702	With Reserved Matters application	Approved for Parcel P10. The Reserved Matters application (231095) demonstrated appropriate car parking provision.	17/09/2025
	Supporting information: - Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02 - Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02	13/07/2023				
	Supporting information: - Transport Technical Note C86651-JNP-66-XX-RP-T-1004 Rev P01	06/11/2023				
Condition 36	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702		Approved for Parcel P10.	17/09/2025

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Cycle Parking	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023		With Reserved Matters application	The Reserved Matters application (231095) demonstrated that appropriate cycle parking provision could be achieved subject to detail to be submitted and approved – see Reserved Matters condition 13.	
	Parking Plan 3112-A-1700-PL Rev D	18/12/2023				
Condition 37 PD Rights (Garages)				No submission required		
Condition 38 Parking Management (School, Neighbourhood Centre)				With Reserved Matters application comprising primary school, neighbourhood centre or employment land	Not relevant to Parcel P10. The Reserved Matters applications pertaining to primary school, neighbourhood centre or employment land are yet to be submitted.	
Condition 39 Walking, Cycling and Equine Strategy	Transport Statement Part 1 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02	13/07/2023	231702	With Reserved Matters application	Approved for Parcel P10. The Reserved Matters application (231095) is considered to comply with the approved Walking, Cycling and Equine Strategy.	17/09/2025
	Transport Statement Part 2 of 2 C86651-JNP-66-XX-RP-T-1001 Rev P02 Transport Technical Note C86651-JNP-66-XX-RP-T-1004 Rev P01	06/11/2023				
Condition 40 Phased Bus Strategy	Proposed Bus Strategy C85672-TN013 Rev B	30/08/2018	181469	With first Reserved Matters application	Site-wide bus strategy approved as part of Reserved Matters Application 181422.	09/09/2019
Condition 41 Travel Plan (commercial)				Prior to occupation of commercial uses	Not relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 42 Travel Plan (Primary School)				With Reserved Matters application comprising primary school	Not relevant to Parcel P10. The Reserved Matters application pertaining to primary school is yet to be submitted.	
Condition 43 Construction Environment Management Plan	Appendix A Noise and Vibration GROUP-VG-TBT-SHE-019 Rev 1.0 Appendix B Dust and Air Quality GROUP-VG-TBT-SHE-013 Rev 1.0 Appendix C Close Boarded Fence GROUP-VIS-S-EX-D2-A-FC-0213 Rev 00 Appendix D Steel Fencing Unsheeted GROUP-VIS-S-TW-D2-S-FC-1012 Rev 01 Appendix D Steel Fencing with Impermeable Sheeted Welded Steel Fencing GROUP-VIS-S-TW-D2-S-FC-1013 Rev 01 Appendix D Steel Fencing Ockwells Vented Sheeting GROUP-VIS-S-TW-D2-S-FC-1014 Rev 01 Appendix E Close Boarded Fence (1800mm) GROUP-VIS-S-EX-D2-A-FC-0213 Rev 01	07/02/2025	250302	Prior commencement	Acceptable details received in relation to Parcel P10.	08/05/2026
	Appendix F Site Compound Layout HFN10-001 Rev B Appendix G Site Construction Traffic Routes Appendix H Site Compound Layout HFN10-002 Rev – Appendix I Piling Soilmec Specifications Appendix J Construction Traffic Management Plan HFN10-003 Rev -	05/06/2025				
	Construction Environmental Management Plan VG-CEMP001 Rev C Appendix G Site Construction Traffic Routes M44738-JNP-XX-XX-TN-G-1006 P01 - Green Travel Plan HFN10-JNP-66-XX-DR-C-7100-P01 - Compound SPA	23/01/2026				

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 44 Hours of Work				No submission required		
Condition 45 Flooding and Drainage	Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04 Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04 Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02 Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02 Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02	06/11/2013	231095	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	28/03/2024
Condition 46 Drainage Scheme	Drainage Statement C86651-JNP-92-XX-RP-D-1000 Rev P03 Drainage Strategy Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7100 Rev P04 Drainage Strategy Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7101 Rev P04 Flood Exceedance Flow Paths Sheet 1 of 2 C86651-JNP-92-XX-DR-D-7110 Rev P02 Flood Exceedance Flow Paths Sheet 2 of 2 C86651-JNP-92-XX-DR-D-7111 Rev P02 Surface Water Drainage Area Plan C86651-JNP-92-XX-DR-D-7109 Rev P02	06/11/2013	231095	Compliance condition	The parcel drainage is in line with the approved outline sitewide drainage strategy (Rev A).	28/03/2024
Condition 47 Wetland Features	Attenuation Basin Layout HFN10-JNP-92-XX-DR-C-2104 Rev P02	18/02/2025	240492	Prior commencement	Under consideration.	
	Boardwalk Details - CSA/7390/104	31/03/2026				
Condition 48				With Reserved Matters application	Not relevant to Parcel P10 as no non-residential buildings are proposed in Parcel 10.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Code for Sustainable Homes				comprising non-residential buildings		
Condition 49 Low and Zero Carbon Technologies	Design and Access Statement May 2023	13/07/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Design and Access Statement Addendum 3062-A-4000.1 Rev E Energy Strategy Statement October 2023	06/11/2023				
Condition 50 Lifetime Homes	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023				
	Schedule of Accommodation 2023.12.11	11/12/2023				
Condition 51 Water butt and composting	Design and Access Statement May 2023	13/07/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Design and Access Statement Addendum 3062-A-4000.1 Rev E	06/11/2023				
Condition 52 Water consumption	Water Calculation Vistry Thames Valley parcel 10 Gardenia Affordable Rent – Certificate Ref: BE45964120, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 Clover Affordable Rent - Certificate Ref: BE45964474, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR6 Shared Ownership - Certificate Ref: BE45964300, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR5 Shared Ownership - Certificate Ref: BE45964964, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR5 Affordable Rent - Certificate Ref: BE45964112, Nov 2025	12/11/2025	252771	With Reserved Matters application	Approved for Parcel P10.	19/12/2025

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Water Calculation Vistry Thames Valley parcel 10 BTR4 Shared Ownership - Certificate Ref: BE45964480, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR4 Affordable Rent - Certificate Ref: BE45964285, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR3 Shared Ownership - Certificate Ref: BE45964598, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR3 Affordable Rent - Certificate Ref: BE45964831, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR1 Shared Ownership - Certificate Ref: BE45964474, Nov 2025 Water Calculation Vistry Thames Valley parcel 10 BTR1 Affordable Rent - Certificate Ref: BE45964181, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1D Shared Ownership - Certificate Ref: BE45964864, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1e 2 bed Affordable Housing - Certificate Ref: BE45964503, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1E Affordable Rent - Certificate Ref: BE45964799, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2a 1 bed Shared Ownership - Certificate Ref: BE45964200, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2A Shared Ownership - Certificate Ref: BE45964463, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 2b 1 bed Affordable Housing - Certificate Ref: BE45964281, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2B Affordable Rent - Certificate Ref: BE45964764, Nov 2025					

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 3 2 bed Shared Ownership - Certificate Ref: BE45964581, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 3 Shared Ownership - Certificate Ref: BE45964444, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 4 1 bed Affordable Housing - Certificate Ref: BE45964928, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 4 Affordable Rent - Certificate Ref: BE45964589, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 5 1 bed Shared Ownership - Certificate Ref: BE45964482, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 5 Shared Ownership - Certificate Ref: BE45964511, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Bellflower Affordable Housing - Certificate Ref: BE45964741, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Bellflower Shared Ownership - Certificate Ref: BE45964755, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 2BCH Shared Ownership - Certificate Ref: BE45964784, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 3BTH Shared Ownership - Certificate Ref: BE45964873, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1a 2 bed Affordable Housing - Certificate Ref: BE45964131, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1A Affordable Rent - Certificate Ref: BE45964172, Nov 2025					

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1b 1 bed Shared Ownership - Certificate Ref: BE45964621, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1B Shared Ownership - Certificate Ref: BE45964759, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1c 1 bed Affordable Housing - Certificate Ref: BE45964526, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1C Affordable Rent - Certificate Ref: BE45964996, Nov 2025 Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1D 2 bed Shared Ownership - Certificate Ref: BE45964916, Nov 2025					
Condition 53 Refuse Storage	Dwelling Pack - Market Housing 2023.12.07 (<i>referred to as Housing Pack 1 in NMA ref 242942</i>)	07/12/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024
	Dwelling Pack - Affordable Housing 2023.12.12 (<i>referred to as Housing Pack 2 in NMA ref 242942</i>)	12/12/2023				
	Refuse Plan 3112-A-1701-PL Rev D	13/12/2023				
Condition 54 Broadband				No submission required		
Condition 55 Lighting	Proposed Adoptable Lighting Layout 1 of 2 WLC744-1300-001 Rev R6 Proposed Adoptable Lighting Layout 2 of 2 WLC744-1300-002 Rev R4 WLC744-LC-AC-001_R3 - Area Calculations WLC744-RA_R1_Risk_Assessment Lighting	31/03/2026	240496	Prior installation	Acceptable details received in relation to Parcel P10.	08/05/2026

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 56 Asbestos Management				Prior demolition to	No submission required as there are no buildings to be demolished within Parcel P10.	
Condition 57 Contamination	Site Investigation 41623 Issue 3	06/02/2024	232137	Prior commencement	Acceptable details received in relation to parcel P10.	20/06/2024
	NMRE - RAG Stockpile Test Results Summary BB-NMRE-CAL-MP-003 Rev 1 2021.09.17	13/03/2024				
	Contamination Testing Results email from agent 2024.03.14	14/03/2024				
Condition 58 Noise				No submission required	No submission is required under the outline condition 58. However, please note Reserved Matters condition 14.	
Condition 59 Ventilation				Prior commencement for commercial uses	Not Relevant to Parcel P10. The Reserved Matters applications incorporating commercial uses are yet to be submitted.	
Condition 60 Hours of Operation				Prior occupation of non-residential uses	Not Relevant to Parcel P10. The Reserved Matters applications incorporating non-residential uses are yet to be submitted.	
Condition 61 Archaeology	Heritage Statement 257961 Rev 03	13/07/2023	231702	Prior to Reserved Matters application	Approved for Parcel P10.	28/03/2024
Condition 62 SANG Car Park				Prior Reserved Matters application	Not relevant to this phase.	

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 63 Archaeology (SANG)	Impact Assessment and Written Scheme of Investigation for Archaeological Strip Map and Sample Planning Ref.:14/02576/OOD Document Ref.:212960.1 v3 Nov 2018	22/11/2018	183063	Prior commencement of SANG	Archaeological Watching Brief adequately addresses the requirements for archaeological evaluation prior to detailed submission for all phases.	11/12/2018
	Hogwood Farm Archaeological Watching Brief (T24194.04 – January 2019)	05/02/2019	190342		Condition remains in force until the fieldwork is completed to allow for post-excavation phase and report production – to be submitted upon completion.	09/09/2019
Condition 64 Landscaping (SANG)	SANG Soft Landscape Plan Sheets 1 through 9 JSL2891-510 through 518, all Rev A	20/12/2018	183509	Prior commencement of SANG	Not relevant to P10. Approved in relation to SANG landscaping.	09/09/2019
	SANG Hard Landscape Plan Sheets 1 through 9 (JSL2891-210 through 218, all Rev E					
	SANG Levels & Drainage Basin 1 HOGSANG-JNP-DR-S-035 Rev C SANG Levels & Drainage Basin 2 HOGSANG-JNP-DR-S-036 Rev C SANG Levels & Drainage Basin 3 HOGSANG-JNP-DR-S-037 Rev E SANG Construction Details Page 1 of 2 HOGSANG-JNP-DR-S-039 Rev - SANG Construction Details Page 2 of 2 HOGSANG-JNP-DR-S-040 Rev A	14/03/2019				
	Drawing Bridge A 20180378-182339-E5648-A Sheet G [1] Drawing Bridge B 20180378-182339-E5648-B Sheet G [1] Drawing bridge C 20180378-182339-E5648-C Sheet G [1]	30/04/2019				
Condition 65 Access to SANG	SANG Access Strategy Parcel 10 JSL2891-186 Rev B	08/11/2023	231702	With Reserved Matters application	Approved for Parcel P10.	28/03/2024

Condition of O/2014/2179 (181194)	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 66 Foul Drainage	Correspondence between Catherine Sneyd (Thames Water) and Stephen Bates (CALA Homes) confirming the compatibility of development phasing with TW sewage upgrade works	17/02/2021	210569	Prior to occupation of 200 th dwelling	Approved.	22/09/2021

Enclosure 2: Schedule of Reserved Matters conditions (pursuant to 231095 / Parcel P10)

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1 Compliance with Outline permission				No submission required		
Condition 2 Approved Plans				No submission required		
Condition 3 Ancillary Accommodation				No submission required		
Condition 4 Materials	External Materials Examples 2025.03.13 Projecting Stretcher Bond Brick Panel Detail 00386-360 Rev P1	31/03/2025	240448	Prior commencement	Acceptable details received.	17/09/2025
	HFN10 Technical Master Database 2025.09.17	17/09/2025				
Condition 5 Levels	HFN10-JNP-90-00-DR-C-2300 P04 Private External Levels Sheet 1 of 10 HFN10-JNP-90-00-DR-C-2301 P04 Private External Levels Sheet 2 of 10 HFN10-JNP-90-00-DR-C-2302 P04 Private External Levels Sheet 3 of 10 HFN10-JNP-90-00-DR-C-2303 P05 Private External Levels Sheet 4 of 10 HFN10-JNP-90-00-DR-C-2304 P05 Private External Levels Sheet 5 of 10 HFN10-JNP-90-00-DR-C-2305 P04 Private External Levels Sheet 6 of 10 HFN10-JNP-90-00-DR-C-2306 P04 Private External Levels Sheet 7 of 10 HFN10-JNP-90-00-DR-C-2307 P04 Private External Levels Sheet 8 of 10 HFN10-JNP-90-00-DR-C-2308 P04 Private External Levels Sheet 9 of 10	31/03/2026	240490	Prior commencement	Under consideration.	

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	HFN10-JNP-90-00-DR-C-2309 P01 Private External Levels Sheet 10 of 10					
Condition 6 Landscaping	Adoptable External Finishes Plan Sheet 1 of 9 00386-1003-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 2 of 9 00386-1004-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 3 of 9 00386-1005-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 4 of 9 00386-1006-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 5 of 9 00386-1007-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 6 of 9 00386-1008-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 7 of 9 00386-1009-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 8 of 9 00386-1010-C-FIN Rev P06 Adoptable External Finishes Plan Sheet 9 of 9 00386-1011-C-FIN Rev P06 Attenuation Basin Layout 00386-1105-C-ATT Rev P03 Attenuation Basin Sections & Details 00386-1106-C-ATT Rev P02 Private External Finishes Plan Sheet 1 of 9 00386-1200-C-FIN Rev P04 Private External Finishes Plan Sheet 2 of 9 00386-1201-C-FIN Rev P04 Private External Finishes Plan Sheet 3 of 9 00386-1202-C-FIN Rev P04 Private External Finishes Plan Sheet 4 of 9 00386-1203-C-FIN Rev P04 Private External Finishes Plan Sheet 5 of 9 00386-1204-C-FIN Rev P04 Private External Finishes Plan Sheet 6 of 9 00386-1205-C-FIN Rev P04	12/03/2024	240641	Prior commencement	Under consideration.	

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Private External Finishes Plan Sheet 7 of 9 00386-1206-C-FIN Rev P04 Private External Finishes Plan Sheet 8 of 9 00386-1207-C-FIN Rev P04 Private External Finishes Plan Sheet 9 of 9 00386-1208-C-FIN Rev P04					
	HFN10-JNP-90-00-DR-C-2300 P04 Private External Levels Sheet 1 of 10 HFN10-JNP-90-00-DR-C-2301 P04 Private External Levels Sheet 2 of 10 HFN10-JNP-90-00-DR-C-2302 P04 Private External Levels Sheet 3 of 10 HFN10-JNP-90-00-DR-C-2303 P05 Private External Levels Sheet 4 of 10 HFN10-JNP-90-00-DR-C-2304 P05 Private External Levels Sheet 5 of 10 HFN10-JNP-90-00-DR-C-2305 P04 Private External Levels Sheet 6 of 10 HFN10-JNP-90-00-DR-C-2306 P04 Private External Levels Sheet 7 of 10 HFN10-JNP-90-00-DR-C-2307 P04 Private External Levels Sheet 8 of 10 HFN10-JNP-90-00-DR-C-2308 P04 Private External Levels Sheet 9 of 10 HFN10-JNP-90-00-DR-C-2309 P01 Private External Levels Sheet 10 of 10 CSA-7390-100 Rev D - Soft Landscape Proposals-Sheet 1of4 CSA-7390-101 Rev D - Soft Landscape Proposals-Sheet 2of4 CSA-7390-102 Rev D - Soft Landscape Proposals-Sheet 3of4 CSA-7390-103 Rev D - Soft Landscape Proposals-Sheet 4of4 CSA-7390-108 Rev B_LEAP Soft Landscape Proposals CSA-7390-107 Rev B_LEAP General Arrangement CSA-7390-105 - Tree Pit Details Sheet 1of 2 CSA-7390-106 - Tree Pit Details Sheet 2 of 2 CSA_7390_104_Boardwalk Detail HFN10-JNP-92-XX-DR-C-2104 P02 Attenuation Basin Layout	31/03/2026				

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 7 SuDS Management	SuDS Management Plan – HFN10-JNP-92-XX-RP-C-1101 Rev P01, dated January 2026	11/02/2026	260364	Prior to site being brought into use	Acceptable details received.	08/05/2026
	HFN10-JNP-92-XX-DR-C-2105 P01 S104 Drainage Layout Overview Plan Technical Approval Certificate under S104 Adoption under the Water Industry Act 1991, by Last Mile Water (former ICOSA Water)	17/03/2026				
Condition 8 Highway Surfacing				No submission required		
Condition 9 Access				No submission required		
Condition 10 Car Parking				No submission required		
Condition 11 Electric Vehicle Charging	Parking Plan Electric Vehicle Charging 3112-A-1700-PL Rev E EV Charging Technical Notes EV Charging Solutions	03/12/2024	240113	Prior commencement	Acceptable details received. Please note advisory comment from Building Control department: <i>“New buildings will need to comply with Approved Document S - infrastructure for the charging of electric vehicles as from 15.06.2022”</i>	24/02/2025
Condition 12 Parking Management Strategy	Parking Management Strategy – M44738-JNP-66-XX-RP-T-1017 Rev P01, dated 12th November 2025	11/02/2026	260364	Prior occupation	Acceptable details received.	08/05/2026
Condition 13 Cycle Storage	Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01	06/12/2024	243081	Prior occupation	Acceptable details received.	24/02/2025
	Stores & Carports 3112-A-3400-PL Rev B	10/12/2024				

Condition of 231095	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 14 Noise Impact Assessment	Noise Impact Report R-NA-1-240212 Rev 01	14/02/2024	240422	Prior above-ground construction	Acceptable details received.	24/02/2025
	Plant Noise Assessment R10959-1 Rev 0	04/02/2025				
	Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01					
Condition 15 Air Source Heat Pumps	Daikin Altherma 3 High Capacity Monobloc	06/12/2024	243081	Prior above-ground construction	Acceptable details received.	24/02/2025
	Daikin Altherma 3 Low Capacity Monobloc					
	Plant Noise Assessment R10959-1 Rev 0	04/02/2025				
	Cycle Storage & ASHP Plan HFN10-JNP-XX-XX-DR-C-1000 Rev P01					
Condition 16 Specialist Housing				No submission required		