

1st July 2026

Mr Nick Chancellor
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Mr Chancellor

**RE: UPDATE OF DETAILS TO COMPLY WITH OUTLINE CONDITIONS OF PLANNING PERMISSION
O/2014/2179 VARIED LATER BY 181194 FOR PARCEL 6 UNDER REFERENCE 251530.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write to provide you with updated documents or plans in relation to the discharge of conditions application for Outline Conditions 19 (Protection of Existing Trees and Vegetation), 21 (Landscape and Ecological Management Plan), 23 (Hedgerows), 24 (Bats), 26 (Reptiles), 28 (Ecological Permeability), 30 (Non-native Invasive Species), 39 (Walking, Cycling and Equine Strategy), 49 (Low and Zero Carbon Technologies), 50 (Lifetime Homes), 51 (Other Sustainability Matters), 52 (Water Consumption), 53 (Refuse and Recycling Storage), 61 (Archaeological Investigations), 65 (Access to the SANG), which have been submitted under the application reference 251530 in relation to Parcel 6 at the above development.

Since the discharge of condition application was validated, the RM application has been approved (251263). Accordingly, we now submit revised plans to discharge the outline conditions which align with the approved RM drawings.

The conditions which the application seeks to discharge are listed below along with the relevant documents or plans, now updated, to support them. Where a report has not been updated, this is stated and justification provided.

• Condition 19 – Protection of Existing Trees and Vegetation

Please find, as requested, an AMS to support this condition.

- 5287-TT-XX-XX-RP-AR-91773 - AMS P01

• Condition 21 – Landscape and Ecological Management Plan

- 2026-06-30 Hogwood Farm - LEMP - Parcel 6_Rev A

• Condition 23 – Hedgerows

- 2026-06-30 Hogwood Farm - Hedgerow Mitigation and Compensation Strategy - Parcel 6_Rev A

• Condition 24 – Bats

- 2026-06-30 Hogwood Farm - Bat Mitigation Strategy - Parcel 6_Rev A

• Condition 26 – Reptiles

- 2026-06-30 Hogwood Farm - Detailed Reptile Mitigation Strategy - Parcel 6_Rev A

• Condition 28 – Ecological Permeability

- 2026-06-30 Hogwood Farm - Detailed Ecological Permeability Scheme - Parcel 6_Rev A



• Condition 30 – Non-native Invasive Species

As there is no plan included within this document, it does not require any updating.

- 2025-06-23 Hogwood Farm - Non-Native Invasive Species Management Plan - Parcel 6

• Condition 39 – Walking, Cycling and Equine Strategy

- Planning Condition 39 Discharge Note v2

• Condition 49 – Low and Zero Carbon Technologies

- Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026

• Condition 50 – Lifetime Homes

As there is no plan included within this document, it does not require any updating.

- SOA 22.05.25

• Condition 51 – Other Sustainability Matters

Provision for water butts will be made in rear gardens, and space will also be available for composting as required in parts a & b of this condition.

- Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026
- HFN06-JNP-XX-XX-DR-C-1025 Rev P03_Overall Private External Finishes Plan (proposed plan submitted for RM condition 9)

• Condition 52 – Water Consumption

- Energy Statement - Finchwood Parcel 6 - Vistry Thames Valley v2 dated May 2026

• Condition 53 – Refuse and Recycling Storage

- P24-2400_DE_001_D_005 Refuse Strategy Plan

• Condition 61 – Archaeological Investigations

As there is no plan included within this document, it does not require any updating.

- 218332 Hogwood P6 HS

• Condition 65 – Access to the SANG

- P24-2400_EN_04E Detailed POS Landscape Proposals

I trust the updated information supplied would be sufficient to have these conditions discharged. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

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

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