

Date: 07 July 2026
Application: 260383



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr Gary Du Preez

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

Application Number: 260383

Applicant Name: Mr Gary Du Preez, Vistry Thames Valley

Site Address: Parcels 11 and 12 Hogwood Farm, Sheerlands Road, Arborfield,
Wokingham, RG40 4QY

Proposal: Application for submission of details to comply with the following condition of planning consent 140764 dated 09/01/2017, varied under 181194 dated 14/11/2018. Condition 29 Badger Protection Measures. Condition 32 Design of Roads. Condition 33 Construction Access. Condition 47 Wetland Features. Condition 55 External Lighting. (Details relate to parcels P11 and P12 only).

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 29, 32, 33, 47 and 55. These conditions are discharged in accordance with the approved details.

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. 29 Badger Protection	Badger Survey Report and Badger Protection Plan March 2024 Hankin Duckett Associates Ref: 868.1	13 February 2026	The condition is discharged in accordance with the approved details.
Condition No. 32 Design of Roads			The condition is discharged in accordance with the approved details. The submitted plans have been reviewed for planning purposes only. For the avoidance of doubt, this approval relates to the discharge of the condition for planning purposes only. It does not constitute or imply approval under any highways legislation, including any requirement for technical approval pursuant to a Section 38 agreement. It is understood that a comprehensive and final set of technical plans and drawings will be agreed through the Section 38 process rather than under the planning condition.
Condition No. 33 Construction Access	Con43 Appendix G – Site Construction Traffic Routes	6 July 2026	The condition is discharged in accordance with the approved details.
Condition No. 47 Wetland Features	7292-SMA-XX-XX-DR-C-0544_P11&12 Basin Sections & Details Sheet 1 of 2_T01_For Tender 7292-SMA-XX-XX-DR-C-	13 February 2026	The wetland features condition is discharged in accordance with the approved details. Please note that landscaping details

Condition	Plan Number/Report Details	Date Received	Comments
	0545_P11&12 Basin Sections & Details Sheet 2 of 2_T01_For Tender		pursuant to Reserved Matters condition 5 (planning ref 260964) remain outstanding, with officer comments on the soft landscaping scheme and planting schedule (which include the basins) still to be addressed.
Condition No. 55 External Lighting			The condition is discharged in accordance with the approved details. The submitted plans have been reviewed for planning purposes only. For the avoidance of doubt, this approval relates to the discharge of the condition for planning purposes only. It does not constitute or imply approval under any highways legislation, including any requirement for technical approval pursuant to a Section 38 agreement. It is understood that a comprehensive and final set of technical plans and drawings will be agreed through the Section 38 process rather than under the planning condition.