

11th February 2026

Development Delivery Manager
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr. Nick Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH OUTLINE CONDITIONS OF PLANNING PERMISSION
O/2014/2179 VARIED LATER BY 181194 – PARCEL 11 and 12 ONLY.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry Thames Valley to have approved a discharge of conditions application for Outline Conditions 29 (Badger Protection Measures), 32 (Detailed Design of Roads), 33 (Details of Construction Access), 47 (Wetland Features) and 55 (External Lighting) of permission O/2014/2179 varied by 181194 in relation to Parcel 11 and 12 at the above development.

Outline Condition 29 (Badger Protection Measures)

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and / or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include;

- a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches / excavations or by using planks placed into them at the end of each working day and*
- b) open pipework greater than 150mm outside diameter being blanked off at the end of each working day.*

To have this condition discharged, please find attached, a Badger Survey Report and Badger Protection Plan March 2024.

Outline Condition 32 (Detailed Design of Roads)

No development within any sub-phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details pertaining to that sub phase of:

- i) The width, alignment, gradient and surface materials for any propose roads/footways/footpaths/cycleways within and serving that development sub-phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;*
- ii) bus access, egress and turning; and*
- iii) bus stop civil works.*

The development shall be carried out in accordance with these approved details.

As a proposal to have this condition discharged, please find attached as listed below, the necessary plans and documents.

- 938_001 Finchwood Parcel 11 & 12 S38 Lighting Layout (Rev A)
- 7292.003 Parcels 11 & 12 Refuse Vehicle Tracking Sheet 1 of 2 S0 P07
- 7292.004 Parcels 11 & 12 Refuse Vehicle Tracking Sheet 2 of 2 S0 P06
- 7292.005 Parcels 11 & 12 Fire Tender Vehicle Tracking Sheet 1 of 2 S0 P07
- 7292.006 Parcels 11 & 12 Fire Tender Vehicle Tracking Sheet 2 of 2 S0 P06
- 7292.007 Parcels 11 & 12 Car Vehicle Tracking Sheet 1 of 2 S0 P07
- 7292.008 Parcels 11 & 12 Car Vehicle Tracking Sheet 2 of 2 S0 P06
- 7292-SMA-XX-XX-DR-C-501 P11&12 General Arrangement Sheet 1 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-502 P11&12 General Arrangement Sheet 2 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-503 P11&12 General Arrangement Sheet 3 of 4 S0 T03

- 7292-SMA-XX-XX-DR-C-504 P11&12 General Arrangement Sheet 4 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-505 P11&12 Proposed Levels & Contours Sheet 1 of 4 S0 T05
- 7292-SMA-XX-XX-DR-C-506 P11&12 Proposed Levels & Contours Sheet 2 of 4 S0 T05
- 7292-SMA-XX-XX-DR-C-507 P11&12 Proposed Levels & Contours Sheet 3 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-508 P11&12 Proposed Levels & Contours Sheet 4 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-513 P11&12 Pavement Finishes and Kerb Types Sheet 1 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-514 P11&12 Pavement Finishes and Kerb Types Sheet 2 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-515 P11&12 Pavement Finishes and Kerb Types Sheet 3 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-516 P11&12 Pavement Finishes and Kerb Types Sheet 4 of 4 S0 T03
- 7292-SMA-XX-XX-DR-C-0542 P11&12 Wokingham Standard Details Sheet 1 of 2 S0 T01
- 7292-SMA-XX-XX-DR-C-0543 P11&12 Wokingham Standard Details Sheet 2 of 2 S0 T01
- 7292-SMA-XX-XX-DR-C-0537 P11&12 Highway Construction Details Sheet 1 of 2 S0 T01
- 7292-SMA-XX-XX-DR-C-0538 P11&12 Highway Construction Details Sheet 2 of 2 S0 T01
- 7292-SMA-XX-XX-DR-C-551 P11&12 Kerbing Plan Sheet 1 of 4 S0 P01
- 7292-SMA-XX-XX-DR-C-552 P11&12 Kerbing Plan Sheet 2 of 4 S0 P01
- 7292-SMA-XX-XX-DR-C-553 P11&12 Kerbing Plan Sheet 3 of 4 S0 P01
- 7292-SMA-XX-XX-DR-C-554 P11&12 Kerbing Plan Sheet 4 of 4 S0 P01
- 7292-SMA-XX-XX-DR-C-0521 P11&12 Longitudinal Sections Sheet 1 of 6 S0 T01
- 7292-SMA-XX-XX-DR-C-522 P11&12 Longitudinal Sections Sheet 2 of 6 S0 T02
- 7292-SMA-XX-XX-DR-C-0523 P11&12 Longitudinal Sections Sheet 3 of 6 S0 T01
- 7292-SMA-XX-XX-DR-C-0524 P11&12 Longitudinal Sections Sheet 4 of 6 S0 T01
- 7292-SMA-XX-XX-DR-C-0525 P11&12 Longitudinal Sections Sheet 5 of 6 S0 T01
- 7292-SMA-XX-XX-DR-C-0526 P11&12 Longitudinal Sections Sheet 6 of 6 S0 T01
- 7292.013 Parcels 11 & 12 Adoption Plan Sheet 1 of 2 S0 P06
- 7292.014 Parcels 11 & 12 Adoption Plan Sheet 2 of 2 S0 P06

Outline Condition 33 (Details of Construction Access)

Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.

As a proposal for this condition, please find attached Con43 Appendix G – Site Construction Traffic Routes, which highlights the main routes allowed for access to the development.

Condition 47 (Wetland Features)

Where the approved Phasing Strategy identifies a phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that phase shall be commenced until detailed designs for the wetland features have been approved in writing by the Local Planning Authority. Implementation shall be as approved and the wetland features shall be maintained and retained thereafter in accordance the approved details.

To have this condition discharged please find attached, listed below, the sections and details in relation to the wetland features within this parcel.

- 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-0545_P11&12 Basin Sections & Details Sheet 2 of 2_T01_For Tender

Outline Condition 55 (External Lighting)

No floodlighting or other form of external lighting scheme shall be installed at the site unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting including details of lighting for all principle highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

As a proposal to have this condition discharged, please find attached – 938/001 Rev A Street Lighting Design (S38)



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I trust that you find the above, in order 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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Vistry Thames Valley
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Linden
HOMES



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