

15 October 2025
Our Ref: 24.1046

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

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220
F 01344 753221

Dear Mr Chancellor,

Re: Response to Consultee Comments for Reserved Matters Application at Parcels 11 & 12 at Finchwood Park, Nine Mile Ride Extension, Finchampstead, Wokingham, Berkshire, RG40 4QY (Reference: 250931)

Further to our meeting with yourself and Officers on 16 July, I am pleased to enclose a package of revised information, which responds to and addresses the consultation responses received in relation to the Reserved Matters application (ref: 250931) for Parcels 11 & 12 at Finchwood Park.

This letter provides an overview of our response in respect of each discipline. This letter should be read in conjunction with the revised documents and drawings which have been submitted to provide a comprehensive response. Additionally, where conditions have been suggested by consultees, comments are provided on these at **Appendix 1**.

A full list of the documents and drawings, which have been submitted in addition to this letter are provided at **Appendix 2**.

Please note, we have also provided additional floorplans which show the terrace and semi-detached dwellings together on a single plan, rather than individual house types, as requested for CIL purposes.

Design/Layout

In response to comments provided by Officers, gates have been provided at the entrances to the rear pedestrian accesses to gardens (Plot Nos. 59, 62, 96, 114, 169); and the proposed house type for Plot 66 has been amended in order to provide further opportunity for natural surveillance in response to the Secure by Design comments.

An informal pedestrian route has been included within the open space to the southeast of the site which seeks to further support pedestrian activity in this part of the site. It is acknowledged Officers requested that this path continues south of the larger attenuation basin and connect to the off-site bridleway to the south west of the site; however, this would result in the need to cross land which is outside of the Applicants ownership and is therefore unachievable. It is however considered that the layout will



still ensure that there is sufficient levels of connectivity across the Parcels, but also to the wider site and the bridleway, with access provided in the northern corner of the site, as well as multiple connections to the wider development along the northern and southern boundaries.

Trees and Landscaping

In response to the comments provided by the Tree and Landscape Officer, the suite of landscaping drawings associated with the proposals have been revised accordingly.

Concerns were raised in relation to the disparity between existing and proposed levels across the site, and how these relate to the adjacent public open space.

A detailed response to the comments relating to levels has been provided by Stuart Michael Associates which accompanies this covering letter, and additional detail as to how the proposals tie in with the existing ground level has been included on the accompanying drawings. Locations of retaining walls and their respective heights have also been annotated within the drawing pack.

Opportunities for additional landscaping and meaningful planting have been increased as far as possible, including at the turning head between Plots 82 and 83, and revisions to the proposed landscaping of the public open space along the south-eastern boundary have been made to create three distinct zones; with each zone offering different amenity values to the community. The three zones comprise an Active Zone to the east, including equipped play as well as features to encourage natural exploration; a Central Zone including ornamental planting and seating; and a Natural Zone with a more informal character, integrated with SuDS features.

A Local Area of Play (LAP) has been indicated on the submitted drawings, incorporating a designated play area and informal play elements such as stepping logs and trim trails, as well as natural exploration features including tree trunks and boulders. The LAP has been integrated with the formal paths and attenuation basins within the open space.

The proposed native shrub planting has been revised accordingly to propose ornamental or perennial planting where appropriate. Whilst a request was made for full species names to be incorporated within the plans, to ensure the annotations remain legible, these have not been incorporated at this stage. The Planting Schedule accompanying this letter does however include the species names in full for Officers' consideration alongside the amended landscape drawings. Details of tree pits have also been provided.

An updated AIA has also been provided as part of the addendum submission, noting that the proposed amendments should not have a harmful impact on retained trees.

Highways

A detailed response to the Highways comments has been provided by Stuart Michael Associates and accompanies this covering letter. However, a summary of the key issues and our associated response is provided below:

Traffic calming – A raised table is now proposed to the front of Plots 178-180 to act as a traffic calming feature.

Road width – A refuse vehicle and car can pass along the majority of the route, except for in a limited number of places where it has been ensured that there is sufficient visibility to allow passing. Due to the limited number of times in which the refuse vehicle will visit the site, and the expected limited number of times a car and refuse vehicle will need to pass in these specific locations (and the short waiting time associated with this), this is considered to be an acceptable approach. Any land within the visibility splays will be offered as part of the adoption process.

Vehicular parking – To confirm, the parallel parking spaces comply with the relevant WBC Parking Standards dimensions.

Drainage

Stuart Michael Associates have provided a detailed response to comments raised by Officers in relation to flooding and drainage which accompanies this covering letter, as well as a suite of updated plans. Key points are also summarised below.

Comments have been raised by Officers regarding the proposed discharge rate; surcharging for the 2 year event; and to request causeway PFD files for auditing.

Where possible, the proposed pipes have been upsized to remove the surcharging during the 2 year event. However, as discussed with Officers, limited surcharging is unavoidable at three of the proposed manholes due to the restriction of flow controls at the proposed discharge points in accordance with the drainage strategy approved for the Outline consent, and the capacity of the discharge point within an adjacent parcel.

The causeway PFD files are now included as requested for auditing purposes, and further detail relating to the revised drainage proposals are provided within the drainage documentation which accompanies this submission.

Ecology

To date we have still not received formal consultation comments in respect of ecology. However, the Applicant has submitted a comprehensive suite of ecological information to support this application. Accordingly, there are not considered to be any constraints which would prevent the Reserved Matters application from being determined and implemented in accordance with the approved details. Furthermore, the submitted detailed ecology reports are to be approved under application ref: 250887 which seeks to discharge a number of ecological conditions imposed on the Outline consent.

External Consultees

We note that Finchampstead Parish Council, Barkham Parish Council and Arborfield Newland Parish Council have no objections to this application and no public objections were received during the statutory consultation period. Accordingly, no further response is required.

Conclusion

We trust the above and accompanying information has provided a comprehensive response to the consultee comments received in relation to the Parcels 11 & 12 Reserved Matters application and that all outstanding matters are now resolved.

We look forward to working with Officers to secure the determination of this application to ensure the continued delivery of new market and affordable homes on this allocated housing site.

Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script that reads "Grace Edwards".

Grace Edwards
Senior Planner

Tel: 07925 438 392

Email: graceedwards@boyerplanning.co.uk

Appendix 1

Suggested Condition	Comment
<u>Landscaping</u> 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: a) scheme drawings; b) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; 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; d) hard landscaping materials including samples; e) minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation; f) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited; g) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability; h) measures required for ecological mitigation and biodiversity net gain; 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. iii. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with	Please see additions in bold and omissions in strike through. Ecological permeability is covered through condition 28 imposed at outline stage and should not be replicated here. Details of proposed play equipment have been provided with this submission. Hard surfacing materials to be included within an appropriately worded condition relating to materials used on site and should not be duplicated.

others of species, size and number as originally approved and permanently retained.	
<u>Landscape Management</u> Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.	Accepted

Appendix 2

The following reports are hereby submitted to support the resubmission pack:

Title	Author
7292.TN08 (Highways Response Note)	Stuart Michael Associates
7292.TN07 (Drainage Response Note)	Stuart Michael Associates
7292.TN09 (Landscape Response Note)	Stuart Michael Associates
Transport Statement Rev 04	Stuart Michael Associates
7292.TN02D (Drainage Strategy)	Stuart Michael Associates
Parcel 11 & 12 SW & FW PFD files	Stuart Michael Associates
7292.001 Rev P07 (General Arrangement Sheet 1)	Stuart Michael Associates
7292.002 Rev P06 (General Arrangement Sheet 2)	Stuart Michael Associates
7292.003 Rev P07 (Refuse Vehicle Tracking Sheet 1)	Stuart Michael Associates
7292.004 Rev P06 (Refuse Vehicle Tracking Sheet 2)	Stuart Michael Associates
7292.005 Rev P07 (Fire Tender Vehicle Tracking Sheet 1)	Stuart Michael Associates
7292.006 Rev P06 (Fire Tender Vehicle Tracking Sheet 2)	Stuart Michael Associates
7292.007 Rev P07 (Car Vehicle Tracking Sheet 1)	Stuart Michael Associates
7292.008 Rev P06 (Car Vehicle Tracking Sheet 2)	Stuart Michael Associates
7292.013 Rev P06 (Adoption Layout Sheet 1)	Stuart Michael Associates
7292.014 Rev P06 (Adoption Layout Sheet 2)	Stuart Michael Associates
7292.009 Rev P07 (Proposed Levels Sheet 1)	Stuart Michael Associates
7292.010 Rev P06 (Proposed Levels Sheet 2)	Stuart Michael Associates
7292.011 Rev P06 (Proposed Drainage Sheet 1)	Stuart Michael Associates

7292.012 Rev P05 (Proposed Drainage Sheet 2)	Stuart Michael Associates
7292.017 Rev P06 (Service Corridor Plan Sheet 1)	Stuart Michael Associates
7292.018 Rev P05 (Service Corridor Plan Sheet 2)	Stuart Michael Associates
7292.019 Rev P06 (Flood Exceedance Plan)	Stuart Michael Associates
Parcel 11 & 12 Surface Water Calculations	Stuart Michael Associates
7527 PL02 Rev C (Block Plan)	ECE Architecture
7527 PL04 Rev T (Site Layout)	ECE Architecture
7527 PL06 Rev E (Presentation Site Layout)	ECE Architecture
7527 PL07 Rev C (Detailed Site Plan Sheet 1 of 3)	ECE Architecture
7527 PL08 Rev C (Detailed Site Plan Sheet 2 of 3)	ECE Architecture
7527 PL09 Rev C (Detailed Site Plan Sheet 3 of 3)	ECE Architecture
7527 PL10 Rev C (Materials)	ECE Architecture
7527 PL11 Rev C (Parking)	ECE Architecture
7527 PL12 Rev C (Building Heights)	ECE Architecture
7527 PL13 Rev C (Site Density)	ECE Architecture
7527 PL15 Rev C (Dwelling Sizes)	ECE Architecture
7527 PL16 Rev C (Accessibility Plan)	ECE Architecture
7527 PL17 Rev C (Garden Sizes)	ECE Architecture
7527 PL42 Rev D (H451 Housetype Proposed Plans and Elevations Sheet 02)	ECE Architecture
7527 PL43 Rev C (H462 Housetype Proposed Plans and Elevations)	ECE Architecture
7527 PL46 Rev C (H466 Housetype Proposed Plans and Elevations)	ECE Architecture
7527 PL90 Rev B (Streetscene 1 of 4)	ECE Architecture

7527 PL91 Rev C (Streetscene 2 of 4)	ECE Architecture
7527 PL92 Rev C (Streetscene 3 of 4)	ECE Architecture
7527 PL93 Rev C (Streetscene 4 of 4)	ECE Architecture
7527 PL100 (CIL Housetype Floorplans (Sheet 1 of 6)	ECE Architecture
7527 PL101 (CIL Housetype Floorplans (Sheet 2 of 6)	ECE Architecture
7527 PL102 (CIL Housetype Floorplans (Sheet 3 of 6)	ECE Architecture
7527 PL103 (CIL Housetype Floorplans (Sheet 4 of 6)	ECE Architecture
7527 PL104 (CIL Housetype Floorplans (Sheet 5 of 6)	ECE Architecture
7527 PL105 (CIL Housetype Floorplans (Sheet 6 of 6)	ECE Architecture
7527 DO 03 Rev F (Schedule of Accommodation)	ECE Architecture
24.1992.L 104 Rev D (Hard & Soft Landscaping Sheet 1 of 5)	FINC Architects Ltd
24.1992.L 105 Rev D (Hard & Soft Landscaping Sheet 2 of 5)	FINC Architects Ltd
24.1992.L 106 Rev D (Hard & Soft Landscaping Sheet 3 of 5)	FINC Architects Ltd
24.1992.L 107 Rev D (Hard & Soft Landscaping Sheet 4 of 5)	FINC Architects Ltd
24.1992.L 108 Rev D (Hard & Soft Landscaping Sheet 5 of 5)	FINC Architects Ltd
24.1992.L 109 Rev C (Planting Schedule)	FINC Architects Ltd
24.1992.L401 Rev C (Typical Tree Pit Details)	FINC Architects Ltd
JSL5287_771 Rev P02 (Arboricultural Assessment)	RPS Tetra Tech
External Materials Examples	Vistry
Materials Mastersheet	Vistry