

Mobile: +44 118 237 8644
Email: emy.circuit@wokingham.gov.uk
Date: 8 January 2026
My ref: EXC/250678
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/250678 R11 RM/Conditions/00 tracking & discharge/Decision letter Conditions of reserved matters 250678 2026_01_08.docx



**WOKINGHAM
BOROUGH COUNCIL**

Strategic Development – Planning and
Delivery

P.O. Box 157

Shute End, Wokingham

Berkshire RG40 1WR

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Gary Du Preez
Planning Co-ordinator, Vistry Housebuilding Thames Valley
550 Oracle Parkway, Thames Valley Park
READING RG6 1PT

By email only Gary.DuPreez@vistry.co.uk

Dear Gary,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF RESERVED MATTERS 250678 (343 DWELLINGS AND ASSOCIATED INFRASTRUCTURE)

PARCEL R11 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)

CONDITIONS REFERENCE 252559

Thank you for your application for approval of details pursuant to conditions of the above reserved matters. Below is a summary of the current position including approval of conditions 2 (affordable Housing tenure & size mix), 3 (revised visitor parking), 4 (detailing of secondary elevations) & 8 (porch & dormer materials):

- Acceptable details have been submitted in relation to 2 (affordable Housing tenure & size mix), 3 (revised visitor parking), 4 (detailing of secondary elevations) & 8 (porch & dormer materials). Work should be carried out in accordance with the approved details;
- I look forward to receiving the additional information in relation to condition 6 (electronic gates to control access to parking courts) in due course; and
- Details to comply with conditions 5 (balcony balustrading), 7 (lighting of parking courts) and 9 (acoustic glazing) also require submission and approval before the relevant triggers.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

cc: WBC CIL/S106 Team developer.contributions@wokingham.gov.uk
Daniel Sharp, Nexus d.sharp@nexusplanning.co.uk
Matt Harris, Nexus m.harris@nexusplanning.co.uk
Stefania Petrosino, Nexus s.petrosino@nexusplanning.co.uk
Jess Jutton, Nexus j.jutton@nexusplanning.co.uk

Enclosure: schedule of conditions

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2	P1904.R11.01-T Proposed Planning Layout P1904.R11.04-P Proposed Tenure Layout	24/11/2025	252559	Before first occupation	Affordable Housing tenure mix:	08/01/2026
	R11 Accommodation Schedule-Vistry Planning Updates Nov 2025 received 2025_11_27	27/11/2025				
Condition 3	P1904.R11.05-Q - Proposed Parking Layout	23/10/2025	252559	Before commencement	visitor parking (omission of the bay immediately to the north of Block 5 (plots 2080-2088):	08/01/2026
	P1904.R11.01-T Proposed Planning Layout	24/11/2025				
Condition 4	P1904.467A.10A - Type 467A - Style 5, Floor & Roof Plans P1904.467A.11A - Type 467A - Style 5, Elevations - Brick P1904.467A.12A - Type 467A - Style 5, Elevations - Render	04/12/2024	252559	Before commencement of plots 2214 & 2239 above ground level	Detailing of secondary elevations:	08/01/2026
Condition 5				Installation before occupation of each block	Balcony balustrading	
Condition 6	P1904.231S.01 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.02 - Rev B - Type 231S - Style 4, Elevations – Brick	23/10/2025	252559	Installation before first occupation of the flats-over-garages (plots	Electronic gates to control access to parking courts: while there is no objection to the submitted details additional information about the operation of the gates is required before the condition can be discharged. The Thames Valley Policy Designing out Crime Officer indicated that	

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	P1904.231S.03 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.04 - Rev B - Type 231S - Style 4, Elevations – Brick P1904.231S.05 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.06 - Rev B - Type 231S - Style 4, Elevations – Brick P1904.231S.07 - Rev A - Type 231S - Style 4, Floor & Roof Plans P1904.231S.08 - Rev A - Type 231S - Style 4, Elevations - Brick			2154, 2250, 2278 & 2343)	from a security perspective, the gates will need to be fob operated (able to be opened from within a vehicle) and self-closing (with emergency access/egress as appropriate that does not compromise security).	
Condition 7				before commencement of each apartment block	Lighting of parking courts:	
Condition 8	P1904.354.02 - Rev C - Type 354 - Style 4, Elevations – Brick P1904.354.03 - Rev C - Type 354 - Style 4, Elevations – Render P1904.354.05 - Rev C - Type 354 - Style 4, Elevations – Brick P1904.354.07 - Rev A - Type 354 - Style 4, Elevations – Brick P1904.354.08 - Rev A - Type 354 - Style 4, Elevations – Render		252559	before commencement above ground-level	Materials for the gable fronted porches and dormer windows:	08/01/2026

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	P1904.355.02 - Rev C - Type 355 - Style 4, Elevations – Render P1904.355.06 - Rev A - Type 355 - Style 4, Elevations – Render P1904.356.13 - Rev B - Type 356 - Style 4, Elevations – Brick P1904.356.14 - Rev B - Type 356 - Style 4, Elevations – Render P1904.356.16 - Rev A - Type 356 - Style 4, Elevations – Brick P1904.356.17 - Rev A - Type 356 - Style 4, Elevations – Render P1904.356.19 - Rev A - Type 356 - Style 4, Elevations – Brick P1904.361B.02 - Rev C - Type 361B - Style 4, Elevations – Brick -P1904.361B.04 - Rev A - Type 361B - Style 4, Elevations - Brick					
Condition 9 a)				before commencement above ground-level	Acoustic glazing and ventilation systems: i) which plots require it & ii) specification & acoustic performance	
Condition 9 b)				Before first occupation	Validation certificate demonstrating that internal noise levels will be in line with the Condition 40 Noise Assessment, June 2025	

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 10				Before 100 th occupation	Emergency access after 100th occupation (if required) in accordance with approved details or alternative details that have first been approved	
Condition 11				No submission required	Works to take place in accordance with the GCN licence	N/A
Condition 12				No submission required		N/A