

11th February 2026

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

Dear Nick Chancellor

RE: SUBMISSION OF DETAILS TO COMPLY WITH RESERVED MATTERS CONDITIONS OF PLANNING PERMISSION 250931 – PARCEL 11 and 12.

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 Reserved Matters Conditions 4 (Levels), 6 (Landscape Management Plan), 10 (EV Charging), 11 (Air Source Heat Pumps), 12 (Noise Impact Assessment) of permission 250931 in relation to Parcel 11 and 12 at the above development.

RM Condition 4 (Levels)

Prior to commencement of development hereby approved, a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finish ground levels (in relation to a fixed datum point), including highways, finished floor levels, finished roof levels and areas of public open space, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the details so approved, unless otherwise agreed in writing with the Local Planning Authority.

As a proposal, please find as listed below, the levels details drawings, which were approved under outline condition 20 ref: 251170

- 7292.009 Parcels 11 & 12 Proposed Levels Sheet 1 of 2 S0 P07
- 7292.010 Parcels 11 & 12 Proposed Levels Sheet 2 of 2 S0 P06

RM Condition 6 (Landscape Management Plan)

No development above slab level shall take place until 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.

To have this condition discharged, please find attached a Landscape & Ecological Management Plan - Parcels 11 and 12 ref 442.2 dated May 2025 prepared by HDA.

RM Condition 10 (EV Charging)

Prior to commencement of development, details of on-site infrastructure and specification for the active Electric Vehicle Charging point(s) indicated on the approved drawing (7527-PL-11C- Parcel 11 & 12 Parking) shall be submitted and approved in writing by the LPA. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

To have this condition discharged, please find as listed below the necessary plans/drawings and details in relation to the EV chargers including the specification and manufacturer.

- Data-sheet-Ohme-ePod-7.4kW
- OHME EPOD EV MOUNTING POST DATA SHEET
- 7292-SMA-XX-XX-DR-C-0533 P11&12 EV Charger Layout Sheet 1 of 4 S0 T04

- 7292-SMA-XX-XX-DR-C-0534 P11&12 EV Charger Layout Sheet 2 of 4 S0 T04
- 7292-SMA-XX-XX-DR-C-0535 P11&12 EV Charger Layout Sheet 3 of 4 S0 T04
- 7292-SMA-XX-XX-DR-C-0536 P11&12 EV Charger Layout Sheet 4 of 4 S0 T04

RM Condition 11 (Air Source Heat Pumps)

Prior to above-ground construction of development hereby approved, details for the specification of air source heat pumps and the proposed location of the pumps shall be first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include output yields. Air source heat pumps shall be installed in accordance with the approved details prior to first occupation of a dwelling which they are intended to serve.

To have this condition discharged, please find attached, as listed below, layouts, which indicate the proposed locations of the Air Source Heat Pumps and the specification details of the Daikin Pumps, which are to be used on this development parcel.

- ASHP-001-HFN11-12 Rev P1 Sheet 1 of 4
- ASHP-001-HFN11-12 Rev P1 Sheet 2 of 4
- ASHP-001-HFN11-12 Rev P1 Sheet 3 of 4
- ASHP-001-HFN11-12 Rev P1 Sheet 4 of 4
- Daikin Altherma 3 High-Capacity Monobloc
- Daikin Altherma 3 Low-Capacity Monobloc

RM Condition 12 (Noise Impact Assessment)

Prior to above-ground construction of the development hereby approved, a Noise Assessment in accordance with BS4142 shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- (i) be carried out by a suitably qualified acoustic consultant/engineer and shall identify all noise sources (including air source heat pumps) affecting both internal and external areas of the development hereby approved;*
- (ii) ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night assuming full road traffic flows at the outset;*
- (iii) identify design and/or insulation measures required to ensure that ambient internal noise levels and the noise levels within usable external spaces for the dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation. The approved mitigation measures shall be implemented prior to first occupation of the dwelling to which they relate and be permanently retained and maintained thereafter.*

To have this condition discharged, please find attached the Noise Assessment provided by 24 acoustics

- R11478-1 Rev 0 Finchwood Park, Parcels 11 and 12 – Noise Assessment dated 30.01.2026

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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Part of the **Vistry Group**

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