

18th November 2025

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

Dear Mr. Nick Chancellor

RE: S96 Application relating to Reserved Matters planning application 231095. Finchwood Park Parcel 10 - Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

I write on behalf of Vistry Thames Valley to have approved a Non-Material Amendment to the development at Finchwood Park, Parcel 10 under ref 231095 in relation to the location and the internal layouts of the M4(2) (Lifetime Homes) plots, as required by outline condition 50 under ref: O/2014/2179, later amended by 181194.

Following discussions with the Housing Association, MTVHA, who will be the owners of this parcel, several changes have been requested in relation to the internal layouts of apartment blocks and to accommodate these changes the proposal is to have approved new internal layout plans for the apartment blocks and to swap 2no. plots, in relation to M4(2) allocation in order to still comply with outline condition 50 requirements.

The amendments requested are:

- Apartment Blocks 1D and 2A have had the lifts removed at the request of MTVHA. This is the only amendments to these blocks.
- Apartment Block 1E has had the lift removed at the request of MTVHA and requires internal layout changes as plots 682, 684, 687 will change from 2 bed to 1 bed apartments and plot 682 will be delivered as a M4(3) unit.
- Apartment Block 1C requires internal layout changes as plots 751, 753 and 756 will change from 2 bed to 1 bed apartments and plot 751 will be delivered as a M4(3) unit.
- Apartment Block 2B requires internal layout changes to the ground floor. Two M4(3) plots remain on the ground floor. The 3rd and 4th ground floor plots have been moved to the first and second floors and as such will be provided as M4(1) 1 bed apartments. A reception area, communal area, office, meeting rooms, kitchens, storage, lockers and WC have been added to the ground floor at the request of MTVHA as part of their care and support specification.
- The first and second floors in apartment block 2B, require internal layout changes with the addition of the extra 1 bed apartment to each floor with the current 2 bed apartments on the first floor changing to 1 bed apartments.
- The M4(2) requirement would then swap from the current plots 635 and 636 (which were shown as M4(3)) to plots 726 and 727 which will now be provided as M4(2) compliant homes and plots 682 and 751, as mentioned above will be provided as M4(3). This ensures P10 maintains compliance with outline condition 50 (10% units to be lifetime homes).

- Plots 726 and 727 will need internal layout changes to accommodate the change from M4(1) to M4(2).
- Only the proposed internal layouts are being amended to both the apartments and houses as set out above, and the already approved elevations will remain the same.

As mentioned above please find listed below all the drawings that have been updated to reflect the changes proposed in this application to replace those previously approved under 231095 and an updated schedule of accommodation, dated 18.11.2025, showing the changes of plots 635 & 636 from M4(3) to M4(1) and of plots 726 & 727 from M4(1) to M4(2) and plots 682 and 751 as M4(3), along with the relevant bedroom number changes:

Proposed:	Previously Approved
- HFN10-APT 1D+2BCH-101-Ground Floor GA-P7	-3112 A 3302 PL E – Flat Block 1 & 2BCH (Ground Floor) – Dwelling Pack Market
- HFN10-APT 1D+2BCH-102-First Floor GA-P7	-3112 A 3302 PL E – Flat Block 1 & 2BCH (First Floor) – Dwelling Pack Market
- HFN10-APT 1D+2BCH-103-Second Floor GA-P7	-3112 A 3302 PL E – Flat Block 1 & 2BCH (Second Floor) – Dwelling Pack Market
- HFN10-APT 1E-101-Ground Floor GA-P9	-3112 A 3325 PL C – Flat Block 1 (Ground Floor) – Dwelling Pack Market
- HFN10-APT 1E-102-First Floor GA-P10	-3112 A 3325 PL C – Flat Block 1 (First Floor) – Dwelling Pack Market
- HFN10-APT 1E-103-Second Floor GA-P10	-3112 A 3325 PL C – Flat Block 1 (Second Floor) – Dwelling Pack Market
-HFN10-APT 1C-101-Ground Floor GA-C5	-3112 A 3328 PL C – Flat Block 1 Floor Plans – Dwelling Pack Affordable
-HFN10-APT 1C-102-First Floor GA-C4	-3112 A 3328 PL C – Flat Block 1 Floor Plans – Dwelling Pack Affordable
-HFN10-APT 1C-103-Second Floor GA-C4	-3112 A 3328 PL C – Flat Block 1 Floor Plans – Dwelling Pack Affordable
- HFN10-APT 2A-101-Ground Floor GA-C1	-3112 A 3305 PL C – Flat Block 2 (Ground Floor) – Dwelling Pack Market
- HFN10-APT 2A-102-First Floor GA-C1	-3112 A 3305 PL C – Flat Block 2 (First Floor) – Dwelling Pack Market
- HFN10-APT 2A-103-Second Floor GA-C1	-3112 A 3305 PL C – Flat Block 2 (Second Floor) – Dwelling Pack Market
- HFN10-APT 2B-101-Ground Floor GA-P7	-3112 A 3307 PL C – Flat Block 2.1 (Ground Floor) – Dwelling Pack Affordable
- HFN10-APT 2B-102-First Floor GA-P7	- 3112 A 3307 PL C – Flat Block 2.1 (First Floor) – Dwelling Pack Affordable
- HFN10-APT 2B-103-Second Floor GA-P7	- 3112 A 3307 PL C – Flat Block 2.1 (Second Floor) – Dwelling Pack Affordable
- HFN10-BTR4-V2-103-Planning Floor Plans – P1	-3112 C 3020 PL D – BTR 4 (Plots 726 & 727 only – Dwelling Pack Market
- Finchwood P10 Schedule of Accommodation 18112025 Rev B	-Finchwood P10 Schedule of Accommodation 11122024



I trust you find the information submitted sufficient for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

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Linden
HOMES



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