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Development Delivery Manager,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

3rd September 2025

Dear ██████████

Parcel 8, Hogwood Farm, Finchampstead, RG40 4QY

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37. No dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Several comments have been received in regard to the Parcel 8 (37.no dwelling) Reserved Matters application (Ref. 251457). We have sought to address and resolve these comments and this letter seeks to clearly outline this below.

WBC Highways

A response containing 35.no points was provided. Please see comments against each of these requiring action below (some have been grouped for ease):

- Point 2: The road has been widened to 5m. The refuse is not required to turn in as it already meets the 25m collection point distance specified within Manual for Streets.
- Point 3: Visibility splays have been revised with updated plans provided.
- Point 4: A cycleway is already provided as part of the wider development at the front of the Site and a crossing is unnecessary within the development. Barratt's are not in control of any part of the site that sits outside of the red-line provided.
- Point 5: A landscaped build-out between Plots 76 and 80 has been provided temporarily narrowing the road to 3.7m and acting as a traffic calming feature.
- Points 8-11: Updated Tracking drawings are provided.
- Point 15: We can confirm that Plot 82 and 83's car-ports will fall to the Plots that have allocated spaces in front of them. These garage spaces are not to be utilised for parking and are for storage only.
- Point 16 and 18: 3.no unallocated spaces have been amended to Visitor spaces as requested and distributed throughout the Site
- Point 19: The parking spaces could be located on the same side of the spine road as Plot 75 but would result in less landscaping which we feel is required as a balance.
- Point 20: Turning head extent reviewed. The only way to amend this is to bring the garage forwards which results in build-ability issues and rainwater drainage issues where the garage meets the dwelling. We have sought to bring forward as far as possible without impacting the buildability and longevity of the building(s).
- Point 21-22: We reviewed moving the parking spaces but it resulted in visitor spaces being located in front of garages which would be owned, potentially causing future issues if blocked and would result in a more difficult access for Plot 85.



- Point 24/25: All garages (incl. those located under the Flat over Garage units) are used as cycle storage and are not counted towards parking provision. All dwellings without a garage are provided with a dedicated cycle store.
- Point 26-27: Cycle Stores have been reviewed and amended to align with requirements.
- Point 28: This is contained under a Planning Condition and the details are not required to be provided as part of the Reserved Matters planning application. The development is required to align with Building Regulations Part S.
- Points 30-33: These are addressed as part of the updated Transport Statement.
- Point 35: Please refer to Point 2 noted above.

WBC Landscaping

The Landscaping Officer seeks for 5.no specific queries to be addressed, these are listed in turn below:

1. Two additional trees have been provided between Plotts 75 and 76 along the main spine road.
2. The Betula pendula has been replaced by the Liquidambar along the central spine road.
3. The Betula pendula has been replaced with a smaller more compact tree.
4. The plant schedule has been updated to ensure all plants listed on the drawings are now identified in the schedule.
5. As above.

WBC Drainage

An additional Drainage Response has been provided by our Engineers (Stuart Michael Associates) which addresses the specific queries regarding surcharging for the 2-year event. We can also confirm that the .pfd files requested are now also provided.

I am pleased to enclose for your consideration updated details and information to address the comments aforementioned attached to the Parcel 8 Reserved Matters application of the approved development at Hogwood Farm, Finchampstead.

Planning drawings and layouts

PLN-8-1101	Site Layout	G	02.09.2025	Thrive Architects
PLN-8-1102	Boundary and Dwelling Materials Layout	F	03.09.2025	Thrive Architects
PLN-8-1103	Storey Heights Plan	E	03.09.2025	Thrive Architects
PLN-8-1104	Affordable Housing Plan	F	03.09.2025	Thrive Architects
PLN-8-1106	Cycle Storage Plan	E	03.09.2025	Thrive Architects
PLN-8-1107	Fire Access Plan	E	03.09.2025	Thrive Architects
PLN-8-1108	Parking Allocation Plan	E	03.09.2025	Thrive Architects
PLN-8-1109	Refuse Storage and Collection Plan	E	03.09.2025	Thrive Architects



PLN-8-1110	Unit Type Plan	E	03.09.2025	Thrive Architects
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House Types, Flat Blocks and Ancillary Floorplans and Elevations

PLN-8-3000	Flat Block: SB32 Floor Plans and Elevations	D	19.08.2025	Thrive Architects
BCS.01	Bin and Cycle Stores Floor Plans and Elevations	B	19.08.2025	Thrive Architects

Engineering

6860.TN03	Drainage Maintenance & Management Plan Parcel 8	03	August 2025	Stuart Michael Associates
PLN-8-4001	Planning Layouts_DAR_Levels Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4002	Planning Layouts_DAR_Saloon Vehicle Tracking Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4003	Planning Layouts_DAR_Refuse Vehicle Tracking Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4004	Planning Layouts_DAR_Fire Vehicle Tracking Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4005	Planning Layouts_DAR_Visibility Splays Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4010	Planning Layouts_DAR_General Arrangement Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4014	Planning Layouts_DAR_Drainage Parcel 8	F	17.08.2025	Stuart Michael Associates
PLN-8-4015	Planning Layouts_DAR_Parcel 8 Adoption Agreement Plan	F	17.08.2025	Stuart Michael Associates
6860/TS/P8	Reserved Matters Transport Statement Parcel 8 - TSP8	04	August 2025	Stuart Michael Associates
6560.TN08	Parcel 8 Drainage Response	-	15.08.2025	Stuart Michael Associates
6560.TN09	Parcel 8 Refuse Tracking Response	-	15.08.2025	Stuart Michael Associates

Landscaping, Ecology and Arboriculture

4360-PLN-8-5000	Landscape Strategy	L	Sep '25	RPS
4360-PLN-8-5003	Softworks	I	Sep '25	RPS
4360-PLN-8-5500	Tree and Shrub Schedule	C	01.09.2025	RPS



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

I trust the submission is clear and we look forward to your response. Should you require any further information then please do not hesitate to contact me on 01483 547419 or via email at sean.havis@barratthomes.co.uk

Yours sincerely

Seán Havis

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