

08 August 2025
Our Ref: 24.1046

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Dear Mr Chancellor,

Re: Response to Consultee Comments for Reserved Matters Application at Parcel 13 at Finchwood Park, Nine Mile Ride Extension, Finchampstead, Wokingham, Berkshire, RG40 4QY (Reference: 250819)

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: 250819) for Parcel 13 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**.

Design/Layout

During the course of the application, it became apparent from further technical work and stakeholder engagement, that a 3m wide service margin is required along the edge of the NMRE. To accommodate this whilst maintaining necessary garden lengths, separation distances and easement clearance, it has been necessary to adjust the entire layout north/east by a marginal distance and amend the road layout as outlined below.

The consequence of the above technical requirement has unfortunately resulted in one additional garden which falls slightly short of 11m, however this loss of rear amenity space has been offset by providing an enhanced area of soft landscaping to the front of the houses along the NMRE. As discussed with Officers, it is considered that this provides an appropriate response to the technical constraints resulting from the required service margin whilst also providing a robust landscaping frontage to the NMRE, which provides additional amenity for future residents and an appropriate

transition between this road infrastructure and the proposed residential development.



The deficit in garden lengths provided is minimal, with all of the gardens achieving a length of at least 10m, and maintaining appropriate separation distances between dwellings of at least 22m to preserve the privacy of future residents.

Overall, it is considered that the plot would have an appropriate level of access to private amenity space to meet the needs of future occupants, who would also benefit from the availability of additional large areas of public open space across the wider Finchwood Park development. In this instance and having regard to the technical constraints, it is considered that the provision of a 10m rear garden is appropriate and justified.

Furthermore, alterations have also been required to several of the proposed house types to assist in accommodating the required service margins and associated altered refuse collection strategy such that plots 28-40 will now present their refuse at the edge of the NMRE, and plots 51-52 and 55-56 will be served by a refuse collection point from the NMRE.

Additionally, several visitor parking spaces have also been relocated from adjacent to the sealing end compound to allow for more planting in this area as requested by Officers.

Officers also requested additional detail in relation to the proposed materials, for example including some variation in front door colours. Further information on proposed materiality is provided in the 'External Materials' Precedent document submitted alongside this letter, which demonstrates the variety of materials proposed to provide interest across the streetscenes, whilst still maintaining a cohesive palette across the development.

Housing Mix

As outlined within the Planning Statement originally submitted, in conjunction with this application, a Reserved Matters application(s) for Parcels 6, 11, 12a and 12b at Finchwood Park are also being prepared by Vistry. The proposals for these Parcels will also deliver their respective 35% affordable housing requirement individually; however as discussed with Officers, due to the characteristics and constraints of each individual Parcel, it is proposed that the overall mix of these affordable dwellings will be met across the collective Parcels.

An Affordable Housing Distribution Note accompanies this letter which provides additional detail on the mixes across each Parcel, equating to an overall split of 58% Social Rent; 12% Affordable Rent and 30% Shared Ownership in accordance with the overarching S106 Agreement obligations for Finchwood Park.

Trees & Landscaping

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

Concerns were raised in relation to the disparity between as built levels of the NMRE and the proposed levels of the site, as well as around the relationship between the sealing end compound and the surrounding development.

A detailed response to the comments relating to levels has been provided by Stuart Michael Associates which accompanies this covering letter, and levels are also annotated within the drawing pack to demonstrate that they are co-ordinated.

In addition, the road alignment across the Parcel has been adjusted and visitor parking laybys removed to provide additional space between the road and the sealing end compound. The road has also been lowered as far as possible, which has allowed for banks at a gradient of 1:3-1:5 to prevent the need for retaining walls in this area as discussed with Officers. To assist in clarifying where retaining structures will be required across the wider site, these have been annotated on drawings for Officers but have only been utilised where necessary to address any changes in levels, but have wherever possible been designed out of the scheme.

Opportunities for additional landscaping and meaningful planting, noting the presence of the various underground constraints, have been increased as far as possible, including the provision of additional screening around the sealing end compound as requested. Officers had explicitly requested additional planting in the certain locations, and these have been incorporated where possible. Unfortunately, following the alterations to the layout as described above, there was insufficient space to provide additional tree planting between the unallocated parking bay to the rear of plot 1 and the footway, however an additional tree is proposed adjacent to the garden of Plot 1 as an alternative. Similarly, there was insufficient space to provide two additional trees to the south of Plots 50 and 56, owing to site constraints in these locations, however one tree is proposed in each location, as well as additional ornamental hedge planting to soften the relationship with the NMRE. An additional tree is also included between the proposed access road and parking to the rear of Plot 6 as requested.

The proposed native shrub planting has been revisited and replaced with ornamental planting where appropriate. Additional tree and hedge planting has also been proposed in the locations suggested, where not constrained by underground services. Whilst a request was made for full species names to be incorporated within the plans, however 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.

An updated AIA has also been provided, noting that whilst a small area of hedgerow G27 will require pruning to facilitate construction, the proposed amendments would 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:

Visibility – visibility splays have been added to the general arrangement drawing to demonstrate suitable visibility for both cyclists and vehicles.

Traffic calming – Speed control has been considered in the design of the road network by the narrowing the road and the bend to the front of plots 9 and 43 that will act as a speed control for vehicles around the site access. Additionally, a raised table has been added to the front of plot 40 to act as an additional traffic calming feature.

Road width - The entrance to the site has been widened for a longer distance to provide sufficient space to alleviate tracking concerns in relation to a car and refuse vehicle passing along the majority of the route, and in a couple of pinch points it has been ensured that there is sufficient visibility to allow passing. Additional details have also been provided within the swept path analysis including details of the vehicle used; details of clearance; as well as tracking for a larger car and fire tender vehicle.

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 surcharging for the 2 year event, and to request causeway PFD files for auditing.

The proposed drainage strategy was required to be altered due to a change in site constraints regarding works in proximity to the NMRE, such that there are now only 2 discharge points. As discussed with Officers, surcharging is unavoidable at both manholes, due to the size of the existing connections at which the respective Parcel flow controls are located. Given these are both restricted to 5l/s, during all storm events surface water will need to flow back to the nearest surface water storage.

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.

Sustainability

Water efficiency calculations using the proposed specification of fixtures for each typology were requested. These are now provided alongside this letter.

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 Parcel 13 Reserved Matters application and that all outstanding matters are now resolved.

To also confirm, an updated CIL Form 1 accompanies this submission, which reflects the amended Gross Internal Area (GIA) floorspace figures resulting from the alterations to the proposed housetypes.

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



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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.	Please see additions in bold and omissions in striketrough. Ecological permeability is covered through condition 28 imposed at outline stage and should not be replicated here. No play equipment is proposed within Parcel 13. Hard surfacing materials to be included within an appropriately worded condition relating to materials used on site and should not be duplicated.

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 others of species, size and number as originally approved and permanently retained.	
<u>Visibility Obstructions</u> Prior to the occupation of the development the proposed vehicular access and vehicle access road shall have been formed and provided with visibility splays shown on the approved drawing number (Stuart Michael Drawing Number: 7292.021-Rev-P05 dated 18.07.25 titled '<i>Parcel 13 – General Arrangement</i>'). The land within the visibility splays and forward visibility on the site access road shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times. In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.	Accepted
<u>Electric Vehicle Charging</u> Prior to commencement of development, details of on-site infrastructure and specification for the <i>active</i> Electric Vehicle Charging point(s) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The details included should provide 1 active EV Charger per dwelling and 2 active EV Chargers within visitor spaces. 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.	Accepted
<u>Car Parking</u> No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.	Accepted
<u>Turning Space</u> The dwellings shall not be occupied until the turning space has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.	Accepted

<u>Cycle Parking</u> Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.	Accepted
<u>Construction Management Plan</u> Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters: a) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors; b) Construction Access c) Loading and unloading of plant and materials; d) Storage of plant and materials; e) programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours); f) piling techniques including types of piling rig and earth moving machinery; g) provision of boundary hoarding and gates; h) protection of the aquatic environment in terms of water quantity and quality; i) details of proposed means of dust suppression and noise mitigation; j) details of measures to prevent mud from vehicles leaving the site during construction; k) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas; l) lighting on site during construction (including temporary); m) measures to ensure no on-site fires during construction n) monitoring and review mechanisms; o) implementation of the CEMP through an environmental management system;	There is already a CEMP condition attached to the Outline (Condition 43), so it should not be replicated on the RM.

p) details of the haul routes to be used to access the development; q) details of the temporary surface water management measures to be provided during the construction phase; r) details of the excavation of materials and the subsurface construction methodology s) appointment of a Construction Liaison Officer. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.	
That the entirety of the footpath and footways within the site are dedicated as public highways to secure the rights for the public in perpetuity. This guarantee of access also serves the development in securing permeability through the site for NMU. This will also need to be agreed with Highways to ensure that any adoption of new public right of way is acceptable to them.	Detail relating to which footpaths are dedicated as public highway are illustrated on drawing 7292.027 Rev P05 (Adoption Layout).
Notwithstanding the details submitted, prior to first occupation of the residential dwellings, details are to be submitted to and approved in writing by the local planning authority the following details: a) Measures to ensure members of the public cannot gain access into the 'pill box,' whilst remaining accessible for ecology. b) Details for the interpretation panel for the 'pill box' that is to include: I. Details on the size, form, and finish of the interpretation panel. II. Details to be shown on the interpretation panel (i.e. text and/or pictures). III. Position for the 'pill box' interpretation panel. Measures to secure the 'pill box' from public access shall then take place in accordance with the details as approved and prior to the occupation of the housing on the site.	Accepted

Appendix 2

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

Title	Author
CIL Form	Boyer
7292.TN04 (Highways Response Note)	Stuart Michael Associates
7292.TN05 (Drainage Response Note)	Stuart Michael Associates
7292.TN06 (Landscape Response Note)	Stuart Michael Associates
Transport Statement Rev 06	Stuart Michael Associates
7292.TN01 (Drainage Strategy)	Stuart Michael Associates
7292.021 Rev P05 (General Arrangement)	Stuart Michael Associates
7292.022 Rev P05 (Refuse Vehicle Tracking)	Stuart Michael Associates
7292.023 Rev P05 (Fire Tender Vehicle Tracking)	Stuart Michael Associates
7292.024 Rev P05 (Car Vehicle Tracking)	Stuart Michael Associates
7292.027 Rev P05 (Adoption Layout)	Stuart Michael Associates
7292.025 Rev P06 (Proposed Levels)	Stuart Michael Associates
7292.026 Rev P05 (Proposed Drainage)	Stuart Michael Associates
7292.028 Rev P05 (Impermeable Areas Plan)	Stuart Michael Associates
7292.029 Rev P05 (Service Corridor Plan)	Stuart Michael Associates
Parcel 13A Foul Water Calculations	Stuart Michael Associates
Parcel 13A Surface Water Calculations	Stuart Michael Associates
Parcel 13B Foul Water Calculations	Stuart Michael Associates
Parcel 13B Surface Water Calculations	Stuart Michael Associates
7527 PL-1032 Rev C (Dahlia Housetype Proposed Plans & Elevations)	ECE Architecture
7525 PL-1035 Rev C (H464 Housetype Proposed Plans and Elevations)	ECE Architecture
7527 PL-1037 Rev C (Dunnock Housetype – Proposed Plans and Elevations – Sheet 2)	ECE Architecture

7527 PL1002 Rev A (Block Plan)	ECE Architecture
7527 PL1004 Rev O (Proposed Site Layout)	ECE Architecture
7527 PL1005 Rev F (Presentation Site Layout)	ECE Architecture
7527 PL1006 Rev C (Detailed Site Layout – Sheet 1 of 2)	ECE Architecture
7527 PL1007 Rev C (Detailed Site Layout – Sheet 2 of 2)	ECE Architecture
7527 PL1008 Rev B (Proposed Materials Plan)	ECE Architecture
7527 PL1009 Rev B (Proposed Parking Plan)	ECE Architecture
7527 PL1010 Rev B (Proposed Building Heights)	ECE Architecture
7527 PL1011 Rev B (Proposed Density)	ECE Architecture
7527 PL1013 Rev B (Proposed Dwelling Sizes)	ECE Architecture
7527 PL1014 Rev C (Accessibility Plan)	ECE Architecture
7527 PL1015 Rev D (Garden Sizes & Separation Distances)	ECE Architecture
7527 PL1090 Rev E (Street Scenes – Sheet 1)	ECE Architecture
7527 PL1091 Rev D (Street Scenes – Sheet 2)	ECE Architecture
7527 DO1002 Rev D (Schedule of Accommodation)	ECE Architecture
24.1992.L 101 Rev F (Hard & Soft Landscaping Sheet 1 of 2)	FINC Architects Ltd
24.1992.L 102 Rev F (Hard & Soft Landscaping Sheet 2 of 2)	FINC Architects Ltd
24.1992.L 103 Rev B (Planting Schedule)	FINC Architects Ltd
24.1992.L401 Rev B (Typical Tree Pit Details)	FINC Architects Ltd
External Materials Examples	Vistry
Materials Mastersheet	Vistry
Affordable Housing Distribution Note	Vistry