



Boyer

December 2025
Our Ref: 24.1046

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Mr. Nick Chancellor
Delivery Manager
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Dear Nick,

Re: Response to Consultee Comments for Reserved Matters Application at Parcel 6 at Finchwood Park, Nine Mile Ride Extension, Finchampstead, Wokingham, Berkshire, RG40 4QY (Reference: 251263)

Following on from the submission of the Reserved Matters application at Parcel 6 at Finchwood Park (Ref. 251263), pursuant to Outline Planning Consent (Ref. O/2014/2179), I am pleased to enclose a pack of revised information which responds to and addresses the consultation responses received.

This letter provides an overview of our response in respect of each discipline. This letter should, however, be read in conjunction with the revised documents and drawings which have been submitted alongside this letter 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**.

Highways

Forward Visibility and Traffic Calming/Speed Control

Following Officer comments, drawings have been updated to demonstrate suitable forward visibility along internal streets and at junctions, meeting the required SSD of 25 metres in accordance with the Manual for Streets requirements for a 20mph design speed on site, and in line with the requirements of the Wokingham Living Streets Guidance (2019).

An additional speed table has been introduced in the location suggested to encourage lower vehicle speeds throughout the Parcel. The updated Site Plan has also been amended to include the additional labels requested by the Highways Officer.



Internal Access Roads

Shared surfaces and accesses have been widened accordingly to allow two vehicles to pass each other, in line with Officer's comments. The internal accesses to parking spaces 331-357 and 310-319 have also been widened in line with the Wokingham Living Streets Guidance (2019).

Refuse

An updated Refuse Vehicle Tracking Plan has been provided, which now incorporates drag distances and swept path analysis for the larger WBC refuse collection vehicle, as well as demonstrating sufficient passing places for a refuse vehicle to pass a large car. The updated Plan also demonstrates that the refuse vehicle can enter, circulate, and exit without overrunning the footway.

The refuse vehicle tracking drawing includes confirmation of the vehicle size and assumed operating speed used in the assessment.

Drainage

In response to Officer's comments, the Outline drainage strategy drawing (ref. C85672-SK-204 B) accompanies this submission, and demonstrates that Parcel 6 has been designed and developed in accordance with the approved overarching drainage strategy for the wider site.

Comments have been raised by Officers regarding surcharging for the 2 year event, and to request causeway PFD files for auditing.

The surcharging identified within the 2-year storm event occurs at the flow control chambers, where discharge is intentionally restricted and is therefore anticipated. In all cases, sufficient freeboard remains between the predicted water levels and the chamber cover levels, and as such this surcharging is considered acceptable.

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.

Trees and Landscaping

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

To confirm, given the difference between the existing and proposed site levels along the edge of the parcel with the woodland belt is not significant, no large batters will be required within 15m buffer zones around the woodlands.

Updated drainage details have been provided which show proposed connections from the rain gardens and swales into the surface water system, as well as construction details of the proposed SuDs features as requested.



Opportunities for additional and more meaningful landscaping have been maximised where possible. Species in the open space have been updated to include some larger growing species, and a greater diversity of species. The proposed native shrub planting palette has been reviewed and, where appropriate, replaced with more prairie-style planting. Additional tree and hedge planting has also been introduced in the locations identified by Officers, where feasible. Further soft landscaping has been incorporated within specific gap areas, including new planting between parking bays 326 & 327 and 328 & 329.

An updated Site Layout Plan (ref. P24-2400_DE_001_S_001) has been submitted to reflect the changes outlined above, including locations of proposed lighting columns.

Conclusion

We trust the above and accompanying information has provided a comprehensive response to the consultee comments received in relation to the Parcel 6 Reserved Matters application and that all outstanding matters are now resolved.

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> <u>Detailed landscape condition</u> i. No development above slab level shall take place in any phase of the development 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) proposed levels and contours; c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions; d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; e) 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; f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health; g) hard landscaping materials including samples; h) minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services)	Please see additions in bold and omissions in strikethrough. Ecological permeability is covered through condition 28 imposed at outline stage and should not be replicated here. Hard surfacing materials to be included within an appropriately worded condition relating to materials used on site and should not be duplicated.



including specifications for the product and its installation; i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited; j) 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; k) 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. 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.	
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Appendix 2

Title	Author
C85672-SK-203 Rev B (Outline Drainage Strategy)	JNP Group
128057 Rev 10 (Drainage Simulation Files - Flow)	Morgan Civil & Structural
MCS-XX-DR-C-3000 Rev PO4 (Engineering Layout Sheet 1)	
MCS-XX-DR-C-3001 Rev P05 (Engineering Layout Sheet 2)	
MCS-XX-DR-C-3002 Rev P05 (Engineering Layout Sheet 3)	
MCS-XX-DR-C-3003 Rev P05 (Engineering Layout Sheet 4)	
MCS-XX-DR-C-3004 Rev P05 (Engineering Layout Sheet 5)	
128057-MCS-XX-DR-C-3005 Rev P04 (Engineering Layout Sheet 6)	
MCS-XX-DR-C-5100 Rev P03 (Drainage Layout Sheet 1)	
MCS-XX-DR-C-5101 Rev P04 (Drainage Layout Sheet 2)	
MCS-XX-DR-C-5102 Rev P03 (Drainage Layout Sheet 3)	
MCS-XX-DR-C-5103 Rev P03 (Drainage Layout Sheet 4)	
MCS-XX-DR-C-5104 Rev P03 (Drainage Layout Sheet 5)	
MCS-XX-DR-C-5105 Rev P03 (Drainage Layout Sheet 6)	
MCS-XX-DR-C-5200 Rev P02 (Impermeable Area Layout)	
MCS-XX-DR-C-5500 Rev P05 (Exceedance Flow Plan)	
MCS-XX-RP-TN-01 Rev P03 (Drainage Technical Note)	
128057-MCS-XX-DR-C-4000 Rev P02 (Highway Longitudinal Sectionals Sheet 1)	
MCS-XX-DR-C-4001 Rev P02 (Highway Longitudinal Sectionals Sheet 2)	
MCS-XX-DR-C-4002 Rev P02 (Highway Longitudinal Sectionals Sheet 3)	
MCS-XX-DR-C-3600 Rev P06 (Vehicle Tracking Refuse Vehicle)	
MCS-XX-XX-DR-C-3601 Rev P04 (Vehicle Tracking Fire Tender Sheet 1)	



MCS-XX-XX-DR-C-3602 Rev P04 (Vehicle Tracking Fire Tender Sheet 2)	
MCS-XX-XX-DR-C-3603 Rev P04 (Vehicle Tracking Fire Tender Sheet 3)	
MCS-XX-XX-DR-C-3604 Rev P01 (Vehicle Tracking Private Vehicle)	
MCS-XX-XX-DR-C-3650 Rev P01 (Forward Visibility & Visibility at Junctions)	
P24-2400-DE-002-C-001 (Block 1 Floorplans and Elevations)	Pegasus Group
P24-2400-DE-002-C-002 (Block 2 Floorplans and Elevations)	
P24-2400-DE-002-D-003 (Block 3 Floorplans and Elevations)	
P24-2400-DE-002-C-004 (Block 4 Floorplans and Elevations)	
P24-2400_DE-002-D-005 (Block 5 Floorplans and Elevations)	
P24-2400_DE-001-D-003 (Boundary Treatments Plan)	
P24-2400_DE_001_D_004 (Building Heights Plan)	
P24-2400_DE_001_D_005 (Refuse Strategy Plan)	
P24-2400_DE_001_D_006 (Parking Strategy Plan)	
P24-2400_DE_001_D_009 (Tenure Plan)	
P24-2400_DE_001_E_007 (Materials Plan)	
P24-2400_DE_001_T_001 (Site Layout)	
P24-2400_DE_001_C (House Type Pack)	
P24-2400_DE_008_C_001 (Indicative Streetscenes)	
P24-2400_EN_04D (Detailed Landscape Proposals for Public Open Space)	
P24-2400_EN_06 Rev A (Detailed Soft On-Plot Landscape Proposals)	
P24-2400_EN_07 (Typical Tree Pit and Rain Garden Details)	
P24-2400_EN_08 (Specification for Public Open Space and Streetscape Hard And Soft Landscape Proposals)	



P24-2400_DE_001_S_001 (Site Layout)	
1027/001 (Street Lighting Design)	Electrical Development Services Ltd
1027 (Lighting Report)	
1027/401 (Design Risk Assessment)	

