

10th November 2025

Senior Planning Officer
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Ms. Adriana Gonzalez

RE: SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION O/2014/2179 LATER AMENDED BY 181194. IN RELATION TO PARCEL 10. Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

I write on behalf of Vistry Thames Valley to have approved details required to discharge condition 52 (Water Consumption) in relation to application O/2014/2179, amended by 181194 for Parcel 10 only.

Condition 52 (Water Consumption)

The reserved matters for each phase of the development shall include details of measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

The previously submitted DAS Parcel 10 – May 2023 and the DAS Addendum 3062-A-4000.1 rev E for this condition under ref 231702 was commented on, as not having any information relating to water consumption reduction measures. Therefore, please find, as listed below, the Part G water efficiency calculations for the apartment blocks and house types on parcel 10 of the development, which would be sufficient to discharge this condition.

- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 2BCH Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 3BTH Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1a 2 bed Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1A Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1b 1 bed Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1B Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1c 1 bed Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1C Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1D 2 bed Shared Ownership

- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1D Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 1e 2 bed Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 1E Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2a 1 bed Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2A Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 2b 1 bed Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 2B Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 3 2 bed Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 3 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Apt block 4 1 bed Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 4 Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 5 1 bed Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Apt Block 5 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood Parcel 10 Bellflower Affordable Housing
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Bellflower Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR1 Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR1 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR3 Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR3 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR4 Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR4 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR5 Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR5 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 BTR6 Shared Ownership
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Clover Affordable Rent
- Water Calculation - Vistry Thames Valley - Finchwood parcel 10 Gardenia Affordable Rent

I trust that you find the submitted information sufficient 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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