

23rd March 2026

Delivery Manager (South Wokingham and Wokingham Town Centre)
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Ms. Emy Circuit

**RE: SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF RESERVED MATTERS
PLANNING PERMISSION 250678 -
Parcel R11, Land at Phase 2b of the South Wokingham Strategic Development Location (SDL),
Wokingham.**

I write on behalf of Vistry Thames Valley to have approved details required to discharge Reserved Matters conditions 5 (Balcony Balustrading) and 9 Part a) (Acoustic Glazing Systems and Ventilation), in relation to planning application 250678.

Condition 5 (Balcony Balustrading)

Balcony balustrading for each of the apartment blocks shall be installed in accordance with a specification and details that have first been submitted to and approved by the Local Planning Authority.

As a proposal to have this condition discharged, please find attached, 11 – Balcony Views – Rev D, provided by Southern Fabrications (Sussex) Limited, illustrating the details and specification for the balcony balustrading of the flat blocks.

Condition 9 Part a) (Acoustic Glazing Systems and Ventilation)

- a) *Before commencement of development above ground level details of:*
i) which plots are to have acoustic glazing and ventilation installed; and
ii) the specification and acoustic performance of the glazing systems (including frames) and ventilators proposed shall be submitted to and approved in writing by the Local Planning Authority.
- b) *None of the dwellings identified in i) above shall be occupied until a validation certificate demonstrating that internal noise levels will be in line with the Condition 40 Noise Assessment, June 2025 has been submitted to and approved in writing by the Local Planning Authority.*

As required by condition 9, part a) clause i), the following plots have been identified in the Noise Assessment dated June 2025, by Cass Allen, requiring acoustic glazing and ventilation to the bedroom windows facing the roadside of the parcel, Flat Blocks 1 and 2 along with plots 2001, 2284, 2271 and 2272.

As a proposal to meet the requirement of condition 9, part a) clause ii), please find, as listed below, the specification and acoustic performance of the glazing systems including the window frames and ventilators.



- Acoustic Performance 4mm, 20mm, 4mm
- Acoustic Performance 6.8mm, 18mm, 4mm
- LinkVent-Leaflet_0125-1

In relation to part b) of condition 9 above, the verification of the installation will be submitted at a later stage of the build, prior to occupation.

Along with this cover letter, please find included in this submission, the proposed details as listed above for each condition. I trust that you find the proposed details sufficient for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
Planning co-Ordinator
Vistry Thames Valley
gary.dupreez@vistry.co.uk



Part of the **Vistry Group**

Registered Office: 11 Tower View, Kings Hill, West Malling, Kent, ME19 4UY
Registration Number: 397634 / Registered in England & Wales