

28th January 2026

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 RESERVED MATTERS
PERMISSION 231095. IN RELATION TO PARCEL 10.
Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY**

I write on behalf of Vistry Thames Valley to have discharged reserved matters condition 7 (SuDS Management & Maintenance Plan) and condition 12 (Parking Management Strategy) in relation to permission 231095 parcel 10 of Finchwood Park.

Condition 7 (SuDS Management & Maintenance Plan)

No part of the development hereby approved shall be brought into use or occupied until a SuDS management and maintenance plan for the lifetime of the development has been first submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- (i) arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;*
- (ii) full details of access that is required to reach surface water management component for maintenance purposes.*

The approved SuDS management and maintenance plan shall be implemented in full in accordance with the details so approved.

As a proposal to have this condition discharged, please find attached the SuDS Management Plan – HFN10-JNP-92-XX-RP-C-1101.

Condition 12 (Parking Management Strategy)

No part of development hereby approved shall be occupied until a Parking Management Strategy has been first submitted to and approved in writing by the Local Planning Authority.

Please find attached as a proposal a Parking Management Strategy M44738-JNP-66-XX-RP-T-1017-P01 compiled by JNP Group dated 12.11.2025 to discharge this condition.

I trust that you find the above in order. 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
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