

12th January 2026

Development Delivery Manager
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Nick Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH RESERVED MATTERS CONDITIONS OF
PLANNING PERMISSION 250819 – PARCEL 13.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry Thames Valley to have approved a discharge of conditions application for Reserved Matters Conditions 6 (Landscape Management Plan), 10 (EV Charging), 11 (Air Source Heat Pumps), 12 (Noise Impact Assessment) and 13 (WW2 Pill Box) of permission 250819 in relation to Parcel 13 at the above development.

RM Condition 6 (Landscape Management Plan)

No development above slab level shall take place until a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

To have this condition discharged, please find attached a Landscape & Ecological Management Plan ref 442.2 dated September 2025 prepared by HDA.

RM Condition 10 (EV Charging)

Prior to commencement of development, details of on-site infrastructure and specification for the active 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.

To have this condition discharged, please find attached an EV charging layout along with the EV charger specifications and data sheets as listed below.

- HFN13-LAY-003 - Electric Vehicle Charging Layout
- Data-sheet-Ohme-ePod-7.4kW
- OHME EPOD EV MOUNTING POST DATA SHEET

RM Condition 11 (Air Source Heat Pumps)

Prior to above-ground construction of development hereby approved, details for the specification of air source heat pumps and the proposed location of the pumps shall be first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include output yields. Air source heat pumps shall be installed in accordance with the approved details prior to first occupation of a dwelling which they are intended to serve.

To have this condition discharged, please find attached, as listed below, a layout, which indicates the proposed locations of the Air Source Heat Pumps and the specification details of the Daikin Pumps, which are to be used on this development parcel.

- HFN13-LAY-004 - Air Source Heat Pump Layout
- Daikin Altherma 3 High-Capacity Monobloc
- Daikin Altherma 3 Low-Capacity Monobloc

RM Condition 12 (Noise Impact Assessment)

Prior to above-ground construction of the development hereby approved, a Noise Assessment in accordance with BS4142 shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- (i) be carried out by a suitably qualified acoustic consultant/engineer and shall identify all noise sources (including air source heat pumps) affecting both internal and external areas of the development hereby approved;*
- (ii) ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night assuming full road traffic flows at the outset;*
- (iii) identify design and/or insulation measures required to ensure that ambient internal noise levels and the noise levels within usable external spaces for the dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation. The approved mitigation measures shall be implemented prior to first occupation of the dwelling to which they relate and be permanently retained and maintained thereafter.*

To have this condition discharged, please find attached the Noise Assessment provided by 24 acoustics

- R11060-1 Rev 0 Finchwood Park, Parcel 13 dated 31.03.2025

RM Condition 13 (WW2 Pill Box)

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.

To have this condition discharged, please find attached, as listed below, the Pill Box Management Plan, which details how the WW2 Pill Box will be sealed off, by a lockable door to the public and how mesh grills would stop litter and leaves getting in but would allow bats to gain entry. Along with this, please find attached an example of the interpretation board, which will be erected approximately 3.5m from the Pill Box, as indicated on a photograph in the management plan and can also be seen on the approved layout 7527-PL1004O-Parcel 13 and would be supplied on a lectern frame encapsulated in glass reinforced plastic (GRP) designed for use in public open spaces and A1 in size.



- 218332 Pillbox, Finchwood Park_Management Plan
- 218332_Pillbox_InterpBoardA1_Draft
- Example of Lectern frame

I trust that you find the above in order for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

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Part of the **Vistry Group**

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