

16th October 2025

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 PLANNING PERMISSION

250678 - Reserved Matters pursuant to Outline Planning Consent 191068 comprising the erection of 343 dwellings and associated infrastructure (green, blue and highway). Details of appearance, landscaping, layout and scale to be considered.

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 2 (Affordable Housing tenure mix), 3 (Visitor Parking), 4 (Building Design), 6 (Gates to control access to parking courts) and 8 (Materials), in relation to planning application 250678.

Condition 2 (Affordable Housing tenure mix)

Before first occupation of any of the dwellings hereby approved details of the affordable housing tenure mix, together with necessary supporting information shall be submitted to and approved in writing by the Local Planning Authority and development shall be in accordance with the approved details.

Reason: to ensure that the development fulfils the requirements of Core Strategy policies CP2 and CP5 in terms of providing a mix and balance of dwelling types, tenures and sizes to meet local needs while remaining viable.

As a proposal to have this condition discharged, please find attached P1904.R11.04-M - Proposed Tenure Layout and R11 Accommodation Schedule-Vistry Planning Updates Sept 2025.

Condition 3 (Visitor Parking)

Notwithstanding the approved drawings a revised layout omitting the visitor parking bay immediately to the north of Block 5 (plots 2080-2088) shall be submitted to and approved by the Local Planning Authority before commencement of development and work shall be carried out in accordance with the approved drawings.

Reason: in the interests of highway safety in accordance with Core Strategy policy CP6.

Please find attached an updated proposed planning layout and a proposed parking layout, which now reflects the removal of the parking bay immediately to the north of apartment block 5, for your consideration.

- P1904.R11.01-R - Proposed Planning Layout
- P1904.R11.05-Q - Proposed Parking Layout



Condition 4 (Building Design)

Notwithstanding the approved drawings, before commencement of development on plots 2214 and 2239 above ground level, revised plans shall be submitted including a bay or similar feature to add more interest to the elevation, commensurate with the siting of the building in row of houses fronting onto Public Open Space.

Reason: to ensure a high-quality and the security of the public realm, in accordance with Core Strategy policies CP1, CP3, CP21 and the South Wokingham SDL SPD.

Please find attached as a proposal, updated floor plans and elevation drawings, listed below, for plots 2214 and 2239 now showing a bay window to each plot's living room.

- P1904.467A.10 - Type 467A - Style 5, Floor & Roof Plans
- P1904.467A.11 - Type 467A - Style 5, Elevations - Brick
- P1904.467A.12 - Type 467A - Style 5, Elevations - Render

Condition 6 (Gates to control access to parking courts)

Notwithstanding the approved drawings electronic gates shall be installed before first occupation of the flats-over-garages (FoGs), plots 2154, 2250, 2278 & 2343 in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and the gates shall be retained thereafter.

Reason: to ensure the development is secure, in accordance with Core Strategy policies CP1 & CP3, plus the principles of Secure by Design.

Please find attached as proposals, updated floor plans and elevations, listed below, for the FOG plots 2154, 2250, 2278 and 2343, now showing the gates to be installed for security reasons.

- P1904.231S.01 - Rev C - Type 231S - Style 4, Floor & Roof Plans
- P1904.231S.02 - Rev B - Type 231S - Style 4, Elevations – Brick
- P1904.231S.03 - Rev C - Type 231S - Style 4, Floor & Roof Plans
- P1904.231S.04 - Rev B - Type 231S - Style 4, Elevations – Brick
- P1904.231S.05 - Rev C - Type 231S - Style 4, Floor & Roof Plans
- P1904.231S.06 - Rev B - Type 231S - Style 4, Elevations – Brick
- P1904.231S.07 - Rev A - Type 231S - Style 4, Floor & Roof Plans
- P1904.231S.08 - Rev A - Type 231S - Style 4, Elevations - Brick

Condition 8 (Materials)

Notwithstanding the approved drawings, prior to the commencement of development above ground level details of the gable fronted porches and dormer windows (which shall be consistent with the materials palette established by the approved design code and shall not include white weatherboarding) shall be submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details.

Reason: to ensure a high-quality development, appropriate to the location, with distinct character areas to provide interest and legibility in accordance with Core Strategy policies CP1, CP3, CP21 and the South Wokingham SDL SPD.

For your consideration, please find attached with this application as listed below the updated elevation drawings, now reflecting the dormer canopies finished in white render and the porch canopies now with an open gable. All white weather boarding has been removed.

Proposed Drawings:

-P1904.354.02 - Rev C - Type 354 - Style 4, Elevations – Brick



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-P1904.354.03 - Rev C - Type 354 - Style 4, Elevations – Render
-P1904.354.05 - Rev C - Type 354 - Style 4, Elevations – Brick
-P1904.354.07 - Rev A - Type 354 - Style 4, Elevations – Brick
-P1904.354.08 - Rev A - Type 354 - Style 4, Elevations – Render
-P1904.355.02 - Rev C - Type 355 - Style 4, Elevations – Render
-P1904.355.06 - Rev A - Type 355 - Style 4, Elevations – Render
-P1904.356.13 - Rev B - Type 356 - Style 4, Elevations – Brick
-P1904.356.14 - Rev B - Type 356 - Style 4, Elevations – Render
-P1904.356.16 - Rev A - Type 356 - Style 4, Elevations – Brick
-P1904.356.17 - Rev A - Type 356 - Style 4, Elevations – Render
-P1904.356.19 - Rev A - Type 356 - Style 4, Elevations – Brick
-P1904.361B.02 - Rev C - Type 361B - Style 4, Elevations – Brick
-P1904.361B.04 - Rev A - Type 361B - Style 4, Elevations - Brick

Along with this cover letter, please find included in this submission, the proposed plans/drawings as listed above for each condition.

I trust that you find the proposed details submitted 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
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