

7th May 2026

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

Dear Mr. Nick Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH RESERVED MATTERS CONDITIONS OF PLANNING
PERMISSION 251263 – PARCEL 6.
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 3 (Materials), 8 (Electric Vehicle Charging), 9 (Water Butts & Composting) of permission 251263 in relation to Parcel 6 at the above development.

Condition 3 (Materials)

Prior to the commencement of the development hereby approved, samples and details of the materials to be used in the construction of the external surfaces of the approved buildings, including garage doors, meter boxes (if proposed) and rainwater goods, shall be first submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so-approved details.

Please find attached to this application, as listed below, the proposed plans, examples and schedule showing the examples and positions of materials to be used on Parcel 6 of this development.

- P24-2400_DE_001_E_007 Materials Plan
- Finchwood Park Parcel 6 - External Materials Examples 30.04.2026
- Finchwood Park Parcel 6 – Materials Schedule dated 30.04.2026
- HFN06-JNP-XX-XX-DR-C-1025 Rev P03_Overall Private External Finishes Plan (location of meter boxes)

Condition 8 (EV Charging)

Prior to commencement of development, details of on-site infrastructure and specification for active Electric Vehicle Charging points shall be submitted and approved in writing by the LPA. The EVC points shall be installed in accordance with the approved details and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

As a proposal to have this condition discharged, please find attached, as listed below, various plans showing the electric vehicle charging point locations and the layout of the infrastructure to support this, along with the specification of the chargers to be used on Parcel 6.

- HFN06-JNP-XX-XX-DR-C-1025 Rev P03_Overall Private External Finishes Plan
- HFN06-JNP-XX-XX-DR-C-1026_Private External Finishes Sheet 1 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1027_Private External Finishes Sheet 2 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1028_Private External Finishes Sheet 3 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1029_Private External Finishes Sheet 4 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1030_Private External Finishes Sheet 5 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1031_Private External Finishes Sheet 6 of 7_For Tender_P03
- HFN06-JNP-XX-XX-DR-C-1032_Private External Finishes Sheet 7 of 7_For Tender_P03
- 4681-RHB-ZZ-XX-DR-E-4500-T2 - Site EVC Electrical Services Layout (Blocks 2-5)
- 4681-RHB-B1-XX-DR-E-4500-T2 - Site EVC Electrical Services Layout (Plots 311-319)
- OHME EPOD EV MOUNTING POST DATA SHEET
- Data-sheet-Ohme-ePod-7.4kW

Condition 9 (Water Butts & Composting)

Prior to the commencement of development above slab level, details of the following shall be submitted to and approved in writing by the Local Planning Authority for all dwellings with a private garden:

- (i) *provision of a water butt of an appropriate size, installed to maximise rainwater collection;*
- (ii) *space for composting*

Unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the dwelling

As a proposal to have this condition discharged, please find,

- (i) - HFN06-JNP-XX-XX-DR-C-1025 Rev P03_Overall Private External Finishes Plan showing the locations of the water butts to every plot, along with Finchwood Park P6: Proposed Space Saver Water Butt Kit dated 30.04.2026 as an example of a water butt to be installed.
- (ii) - It is confirmed that within the curtilage of each dwelling, a space for composting is available, should the resident choose to do so.

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,

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



Part of the **Vistry Group**

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