

5th September 2024

Our Ref: 35412/A3/CAD/MH

Ms. Sophie Morris
Principal Planning Officer
Development Delivery Team
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1WR

VIA PLANNING PORTAL: PP-13229815

DISCHARGE OF CONDITION APPLICATION REGARDING CONDITION 11 OF PLANNING APPLICATION FOR 140 DWELLINGS AT HOGWOOD PARK, PARK LANE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4PT (PLANNING REFERENCE: 163547)

Dear Sophie,

We are pleased to submit, on behalf of Vistry Thames Valley, a discharge of condition application which seeks to re-discharge the materials condition.

Condition 11 is worded as follows:

Prior to commencement of development above finished floor level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been 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.

The change to the approved brick is sought following a shortage in the Ibstock Brunswick Red and Farmhouse Bricks which were previously approved for plots 1-25 under planning reference (ref: 240716). As a result of this brick shortage, these bricks cannot be sourced for the development.

Planning History

By way of background, condition 11 was initially discharged on 11th January 2023 (ref: 222862).

The condition was then re-discharged on 15th April 2024 (ref: 240716) following the closure of the brick manufacture's factory, this resulted in plots 1-25 being updated to Ibstock Brunswick Red (A0637A) and Ibstock Brunswick Farmhouse Mixture (A0636A).

Unfortunately, Vistry Thames Valley have been informed since that the above bricks can no longer be sourced, which has resulted in this discharge of condition application.

The Proposals

Vistry Thames Valley have advised that as of result of the above, they are seeking to re-discharge the materials condition for plots 1–27, plots 56-62 and plot 140.

Plots 1, 3, 5, 6, 9, 11, 12, 17, 18, 20, 24, 25, 26, 27, 56, 59 and 61 will now use Ibstock Leicester Red, and plots 2, 4, 7, 8, 10, 13, 14, 15, 16, 19, 21, 22, 23, 57, 58, 60, 62 and 140 will use Ibstock Western Red Multi.

For the avoidance of doubt, plots 28 -55 and 63-139 will continue to be constructed in Ibstock Surrey County Red (4132) and Ibstock Surrey Red Multi (4133).

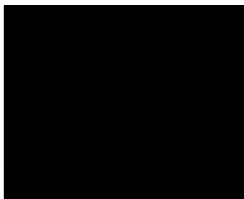
Submission Material

The following is submitted as part of this application:

Amended Drawing	Drawing to be superseded
Materials Plan, ref:21.1542.2003 rev D	Materials Plan, ref: 21.1542.2003 rev A

This application and its associated documentation have been submitted via the Planning Portal. We trust that you have sufficient information to register and validate this application and will therefore be able to determine the application favourably. Should you wish to discuss the application further, please do not hesitate to contact the writer on 0118 943 0000 or by email caitlin.daly@stantec.com

Yours sincerely



CAITLIN DALY
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