

22 May 2025

Mr. Nick Chancellor  
Development Delivery Manager  
Wokingham Borough Council  
Civic offices  
Shute End  
Wokingham  
Berkshire  
RG40 1BN

Dear Mr Chancellor

**Submission under the Town and Country Planning Act 1990 (as amended) for Reserved Matters approval in relation to Parcel 6 at Finchwood Park, Finchampstead, Wokingham, Berkshire, RG40 4QY**

I write on behalf of Vistry Thames Valley, to submit a Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 140 dwellings, together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered" in accordance with Condition 2 of the Section 73 approval (Ref. 181194).

The proposed development comprises of the following:

- 140 new homes, including both market and affordable housing.
- Areas of Public Open Space including a play on the way station; and
- Supporting highways, landscaping, and drainage infrastructure.

The application site comprises single triangular parcel situated within the southwestern part of the site, with the SANG land to the south. The site is bounded to the north by parcels 2 and 7 and to the west by parcel 5.

The proposed housing will range in size from 1 to 5 bedrooms and will include 35% affordable housing in line with the requirements of the S106 agreement for the wider site. All dwellings will be provided with at least 1 allocated car parking space. The Wokingham Parking Calculator has been completed and submitted alongside this application.

Along with a Planning Statement for Parcel 6 a list of the application documents and drawings which have been submitted in support of this application will be provided separately and the application payment will be done via the Planning Portal.



I look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to determine this Reserved Matters application. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

*Caroline Belmont*

**Caroline Belmont**

Planning and Design Manager

Vistry Thames Valley

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Part of the **Vistry Group**

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