

22nd September 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 191068 - Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.

Land at Phase 2b of the South Wokingham Strategy Development Location (SDL)

I write on behalf of Vistry Thames Valley to have approved details required to discharge an outline condition in relation to planning application 191068 for Parcel R11 only.

Outline Condition 9 (Materials)

Before development in each phase of the development hereby approved begins, samples and details of the materials to be used in the construction of the external surfaces of the building(s) consistent with the Design Code, and where relevant the Design Brief for that phase, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Along with this cover letter, please find included in this submission, the proposed SW R11 - External Materials Examples, dated 22.09.2025 and R11 - Vistry Exterior Materials Schedule dated 22.09.25, for your consideration.

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
gary.dupreez@vistry.co.uk

