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Our Ref: 40846

03 August 2026

Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: RESERVED MATTERS CONDITIONS 2 (AFFORDABLE HOUSING TENURE MIX) AND 3 (VISITOR PARKING)

On behalf of my client, Vistry Thames Valley, I am writing in respect of the application that was submitted to discharge Conditions 2 and 3 of reserved matters approval 250678.

Context

M4(2) Related Amendments

Reserved matters approval for 343 dwellings on Parcel R11 of the South Wokingham Strategic Development Location was granted on 23rd September 2025 (Ref: 250678). Condition 2 states:

“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.”

A condition discharge application was submitted on 21st October 2025 (Ref: 252559) and approved on 13th November 2025. However, you subsequently became aware of an error relating to the allocation of M4(2) dwellings within the parcel. I am therefore writing to provide updated plans to rectify the error.

Following discussions on the matter it has been agreed that the M4(2) provision will be as set out in the tables below.

Table 1: Market Dwellings

Type	Plot Numbers	Quantum
2 bed 3 person	7	2004, 2049, 2062, 2108, 2159, 2226, 2263
2 bed 4 person	1	2188

London

Birmingham

Bristol

Manchester

Reading

Type	Plot Numbers	Quantum
3 bed 5 person	1	2281
4 bed 6 person	4	2218, 2219, 2240, 2241
5 bed 7 person	1	2237
Total:	14	

Table 2: Affordable Dwellings

Type	Building	Plot Numbers	Quantum
1 bed 2 person Flat (Shared Ownership)	Block 2	2013	1
2 bed 3 person Flat (Shared Ownership)		2012	1
2 bed 3 person House (Shared Ownership)	N/A	2129, 2253	2
1 bed 2 person Flat (Social Rent)	Block 4	2303	1
1 bed 2 person (Social Rent)	Block 5	2080, 2082	2
		Total:	7

It should be noted that it has been necessary to slightly widen the parking spaces for Plots 2129 and 2253 to make them M4(2) compliant. These changes are shown on the submitted plans and are being secured through a non-material amendment application (Ref: PP-15115813) that has been submitted to adjust some of the parking bays.

Other Amendments

As set out above a non-material amendment application (Ref: PP-15115813) is being submitted to adjust some of the parking bays. This is the result of issues raised during the highways technical approval process. For the purposes of consistency the drawings listed below include the amendments being sought through the non-material amendment application.

Updated Drawings

The table below lists the updated information that is being provided in respect of reserved matters conditions 2 and 3.

Title	Reference	Comments
Condition 2		
Proposed Planning Layout	P1904.R11.01-AB	Supersedes P1904.R11.01-T. Shows correct quantum of M4(2) plots and changes to layout being sought through non-material amendment application PP-15115813
Proposed Tenure Layout	P1904.R11.04-T	Supersedes P1904.R11.04-P. Shows correct quantum of M4(2) plots and changes to layout being sought through non-material amendment application PP-15115813
Accommodation Schedule	July 2026	Supersedes Nov 2025 received 2025_11_27. Shows correct quantum of M4(2) plots and changes to layout being sought through non-material amendment application PP-15115813
Condition 2		
Proposed Planning Layout	P1904.R11.01-AB	Supersedes P1904.R11.01-T. Updated to reflect changes to layout being sought through non-material amendment application PP-15115813.
Proposed Parking Layout	P1904.R11.04-U	Supersedes P1904.R11.04-Q. Updated to reflect changes to layout being sought through non-material amendment application PP-15115813.

I trust that enclosed information is acceptable and look forward to receiving confirmation in due course. However, please do not hesitate to contact me should you have any questions.

Yours sincerely



Daniel Sharp

Director

M 

E 

London

Birmingham

Bristol

Manchester

Reading