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Date: 17 September 2026
My ref: EXC/250678
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/R11/250678 R11 RM/Conditions/00 tracking & discharge/Decision letter Conditions of reserved matters 250678 2026_09_17.docx



**WOKINGHAM
BOROUGH COUNCIL**

Strategic Development – Planning and
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Gary Du Preez
Planning Co-ordinator, Vistry Housebuilding Thames Valley
550 Oracle Parkway, Thames Valley Park
READING RG6 1PT

By email only Gary.DuPreez@vistry.co.uk

Dear Gary,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF RESERVED MATTERS 250678 (343 DWELLINGS AND ASSOCIATED INFRASTRUCTURE)

**PARCEL R11 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)
CONDITIONS REFERENCE 252559, 260781 & 261450**

Thank you for your application for approval of details pursuant to condition 7 (lighting of parking courts, ref 261450) and the revised details relating to conditions 2 (affordable Housing tenure & size mix, ref 252559) & 3 (revised visitor parking, ref 252559), which are acceptable. Below is a summary of the current position:

- Acceptable details have been submitted in relation to 2 (affordable Housing tenure & size mix, ref 252559), 3 (revised visitor parking, ref 252559), 4 (detailing of secondary elevations, ref 252559), 5 (balcony balustrading, ref 260781), 6 (electronic gates to control access to parking courts, ref 252559), 7 (lighting of parking courts, ref 261450), 8 (porch & dormer materials, ref 252559) & 9 (acoustic glazing, ref 260781). Work should be carried out in accordance with the approved details; and
- Details to comply with conditions 9b (validation report) and 10 (emergency access if required) also require submission and approval before the relevant triggers.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Head of Strategic Development – Planning and Delivery

cc: Daniel Sharp, Nexus d.sharp@nexusplanning.co.uk
Matt Harris, Nexus m.harris@nexusplanning.co.uk
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Enclosure: schedule of conditions

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2	P1904.R11.04-T Proposed Tenure Layout R11 Accommodation Schedule-Vistry Planning Updates M4(2) changes - July 2026	03/08/2026	252559	Before first occupation	Affordable Housing tenure mix: the amendments address discrepancies in the mix of M4(2) Accessible and Adaptable Dwellings and are approved, superseding the details previously approved on 08/01/2026.	17/09/2026
	P1904.R11.01-AC Proposed Planning Layout	10/08/2026				
Condition 3	LayoutP1904.R11.05-U - Proposed Parking Layout	03/08/2026	252559	Before commencement	visitor parking (omission of the bay immediately to the north of Block 5 (plots 2080-2088): the plans approved on 08/01/2026 have been updated to incorporate minor changes associated with the parking requirements for M4(2) dwellings and more significant changes to the layout approved under NMA 261798. The revised plans are approved.	17/09/2026
	P1904.R11.01-AC Proposed Planning	10/08/2026				
Condition 4	P1904.467A.10A - Type 467A - Style 5, Floor & Roof Plans P1904.467A.11A - Type 467A - Style 5, Elevations - Brick P1904.467A.12A - Type 467A - Style 5, Elevations - Render	04/12/2024	252559	Before commencement of plots 2214 & 2239 above ground level	Detailing of secondary elevations: approved.	08/01/2026
Condition 5	11 Rev D Balcony Views	01/04/2026	260781	Installation before	Balcony balustrading: approved.	19/05/2026
	South Wokingham R11 Glass Balcony Detail	01/05/2026				

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Saint-Gobain Calumen 10 FT SATINOVO MATE	05/05/2026		occupation of each block		
Condition 6	P1904.231S.01 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.02 - Rev B - Type 231S - Style 4, Elevations – Brick P1904.231S.03 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.04 - Rev B - Type 231S - Style 4, Elevations – Brick P1904.231S.05 - Rev C - Type 231S - Style 4, Floor & Roof Plans P1904.231S.06 - Rev B - Type 231S - Style 4, Elevations – Brick P1904.231S.07 - Rev A - Type 231S - Style 4, Floor & Roof Plans P1904.231S.08 - Rev A - Type 231S - Style 4, Elevations - Brick	23/10/2025	252559	Installation before first occupation of the flats-over-garages (plots 2154, 2250, 2278 & 2343)	Electronic gates to control access to parking courts: approved.	23/01/2026
	email from Gary Du Preez dated 15 January 2026 with additional information on the operation of the gates	14/01/2026				
Condition 7	Outdoor Lighting Report 20 October 2025 Rev A 2026_08_04 email from MJA Consulting confirming that the proposed lighting is to BS5489-12020 lighting standard P5	04/08/2026	261450	before commencement of each apartment block	Lighting of parking courts: approved.	17/09/2026
	7371_26_TN_JS.7371-R11 Street Lighting Rear Shield Technical Note	26/08/2026				

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	7371-MJA-R11-XX-DR-C-700 C5 Private Street Lighting Layout - Sheet 1 7371-MJA-R11-XX-DR-C-701 C5 Private Street Lighting Layout - Sheet 2 7371-MJA-R11-XX-DR-C-702 C5 Private Street Lighting Layout - Sheet 3 7371-MJA-R11-XX-DR-C-703 C5 Private Street Lighting Layout - Sheet 4 7371-MJA-R11-XX-DR-C-704 C5 Private Street Lighting Layout - Sheet 5					
	2026_09_08 email from applicant confirming colour temperature	08/09/2026				
Condition 8	P1904.354.02 - Rev C - Type 354 - Style 4, Elevations – Brick P1904.354.03 - Rev C - Type 354 - Style 4, Elevations – Render P1904.354.05 - Rev C - Type 354 - Style 4, Elevations – Brick P1904.354.07 - Rev A - Type 354 - Style 4, Elevations – Brick P1904.354.08 - Rev A - Type 354 - Style 4, Elevations – Render P1904.355.02 - Rev C - Type 355 - Style 4, Elevations – Render P1904.355.06 - Rev A - Type 355 - Style 4, Elevations – Render		252559	before commencement above ground-level	Materials for the gable fronted porches and dormer windows: approved.	08/01/2026

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	P1904.356.13 - Rev B - Type 356 - Style 4, Elevations – Brick P1904.356.14 - Rev B - Type 356 - Style 4, Elevations – Render P1904.356.16 - Rev A - Type 356 - Style 4, Elevations – Brick P1904.356.17 - Rev A - Type 356 - Style 4, Elevations – Render P1904.356.19 - Rev A - Type 356 - Style 4, Elevations – Brick P1904.361B.02 - Rev C - Type 361B - Style 4, Elevations – Brick -P1904.361B.04 - Rev A - Type 361B - Style 4, Elevations - Brick					
Condition 9 a)	Covering Letter dated 23 March 2026 Guardian Glass Acoustic Performance 4mm_20mm_4mm Guardian Glass Acoustic Performance 6.8mm_ 18mm_ 4mm LinkVent-Leaflet_0125-1	01/04/2026	260781	before commencement above ground-level	Acoustic glazing and ventilation systems: i) which plots require it & ii) specification & acoustic performance	19/05/2026
Condition 9 b)				Before first occupation	Validation certificate demonstrating that internal noise levels will be in line with the Condition 40 Noise Assessment, June 2025	
Condition 10				Before 100 th occupation	Emergency access after 100th occupation (if required) in accordance with approved details or alternative details that have first been approved	

Condition of 250678	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 11				No submission required	Works to take place in accordance with the GCN licence	N/A
Condition 12				No submission required		N/A