

09 October 2025
Our Ref: 17.1070

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Reference: PP-14361586

Dear Adriana,

Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 213645 at Hogwood Farm, Finchampstead

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit a formal planning application to discharge a condition pursuant to planning permission reference 213645 in relation to the Hogwood Farm site.

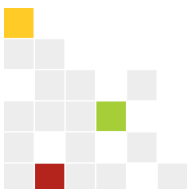
The Reserved Matters application for P2 and P3 was approved in May 2022. The description of development as shown on the decision letter for 213645 is as follows:

“Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children’s play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.”

This application seeks to discharge Condition 9 (Hard and Soft Landscaping Scheme). The wording of this condition is as follows:

“The development hereby permitted shall be carried out in full accordance with the hard and soft landscaping scheme hereby approved, unless any minor variations are agreed in writing by the Local Planning Authority through a further submission of detail under this planning condition. For the avoidance of doubt, the landscaping scheme hereby approved specifically excludes the “North POS trim trail”, “LAP & NEAP”, and “Woodland LAP” Children’s Play Areas within Open Space parcel PG1, for which the submission of further detail is required under condition 12 of this decision”

Following a further review of PG1 and ongoing discussions with Officer’s, Cala have sought to update part of the design of PG1, which is considered to be a minor variation in accordance with



Condition 9. Accordingly, a revised plan is hereby submitted for consideration by Officer's. The proposed changes do not result in any significant impact on the design or layout of the approved plans.

Application Documents and Application Fee

The following documents have been submitted in support of this application:

Document Title	Responsible Consultant
Cover Letter	Boyer
PG1 North POS & Trim Trail 2 – Landscape Detail Plan, Sheet 1 of 2	CSA

The application fee of £298 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application to discharge this condition for the Hogwood Farm development. Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



Tom Lewis
Graduate Planner

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