

24 July 2025
Our Ref: 17.1070

Mr Nick Chancellor
Delivery Manager
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220
F 01344 753221

Ref: PP-14200131

Dear Mr Chancellor,

Re: Application for Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 181194 at Hogwood Farm, Finchampstead.

On behalf of our client, Cala Homes (Thames) Ltd. ('Cala'), we are pleased to submit a formal planning application to discharge a planning condition pursuant to planning permission reference: 181194 in relation to the Hogwood Farm site.

The description of the approved development as shown on the decision letter 181194 is as follows:

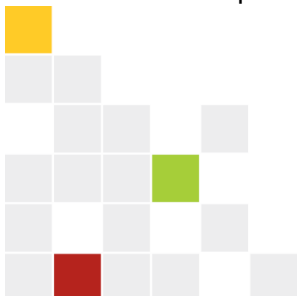
"Application to vary the following conditions of planning consent O/2014/2179 - 1. Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 24. Bats; 39.Walking, Cycling and equine strategy; 41. Travel Plan (commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.SANG landscape scheme. Additional condition 66. Foul drainage."

This application seeks to part discharge condition 33 (construction access) for Parcels 4 and 5 only.

As Officers are aware, in 2021 a time limited planning permission (ref: 210084) was approved for the creation and use of a temporary vehicular access from Sheerlands Road in order to facilitate construction works at the site.

This construction access provides direct access from Sheerlands Road into Parcels 4 and 5 and accordingly, it is proposed that this access would serve as the construction access for Parcels 4 and 5.

In order to fulfil the requirements of Condition 33, details of the approved construction access from the time limited planning permission (ref: 210084) have been submitted under this application in order to discharge the requirements of Condition 33 in relation to Parcels 4 and 5. It is however, noted that the construction access is already in place and has been utilised successfully to already deliver the previous phases of the development. Accordingly, the construction access for Parcels 4



and 5 would simply make use of the existing on site access. No additional works are proposed.

Application Documents and Application Fee

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

Document Title	Responsible Consultant
Cover Letter	Boyer
HOGP2-JNP-66-XX-DR-C-2021-P3 Sheerlands Road South Temporary Construction Access	JNP Group

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

Tel: 07704 687 541

Email: tomlewis@boyerplanning.co.uk