

28/01/2025  
Our Ref: 17.1070

Crowthorne House  
Nine Mile Ride  
Wokingham  
Berkshire  
RG40 3GZ

T 01344 753220

F 01344 753221

[REDACTED]  
Delivery Manager  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

Planning Portal Reference: PP-13730146

Dear [REDACTED],

**Re: Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179**

On behalf of our client, CALA Homes (Thames) Ltd. ('CALA'), we are pleased to submit a formal planning application to discharge conditions pursuant to planning permission reference: O/2014/2179 in relation to the Hogwood Farm site.

The description of the approved development as shown on the decision letter 241524 is as follows:

*"Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered."*

The conditions which this application seeks to discharge are:

- Condition 14 – Air Source Heat Pumps
- Condition 16 – Other Sustainability Matters

**Application Documents and Application Fee**

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

Document Title	Responsible Consultant
Cover Letter	Boyer
Private External Finishes Plans (Sheet 1-8)	JNP Group Engineers
Daikin Altherma 3 Low Capacity Monobloc	Daikin Altherma



Please note that with regards to the Water Butts, we can confirm that these will be 110 Litre Water Butts. The location of which is shown on the External Finishes drawings provided. Space for composting has also been provided in the gardens.

With regards to Air Source Heat Pumps, the submitted specification identifies the 3 different sizes of Heat Pumps which will be utilised depending upon the size of the house and its associated requirements.

The application fee of £145 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 these conditions 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:**

**Email:**

