

30 January 2025
Our Ref: 17.1070

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Wokingham Borough Council
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Ref: PP-13731364

Dear [REDACTED]

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, we are pleased to submit a formal planning application to part discharge a 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 for 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.”

The condition which this application seeks to discharge is:

- Condition 32 – Detailed Design of Roads – **Part Discharge for Parcels 4 and 5 only**

Application Documents and Application Fee

Document Title	Responsible Consultant
Cover Letter	Boyer
Highway Geometry Plan (Sheet 1-2)	JNP Group Engineers



Lining and Signing Plan (Sheet 1-2)	JNP Group Engineers
Adoptable External Finishes Plan (Sheet 1-8)	JNP Group Engineers
Adoption Plan (Sheet 1-2)	JNP Group Engineers

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 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:

Email:

