



12 May 2026
Our Ref: 17.1070 / TL

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Baldeep Pulahi
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Planning Portal Reference: PP-14920280

Dear Baldeep,

**Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission
Reference: 220175 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 conditions pursuant to planning permission reference 220175 in relation to Development Parcels P14 and P15 at Hogwood Farm, Finchampstead.

The description of development as shown on the decision letter 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 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, 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 partially discharge Condition 10 (Hard and Soft Landscaping Scheme) in relation to the area of public open space only within the western part of Parcels P14 and P15.

By way of background, application reference 223594 secured the discharge of Condition 11 (Landscape Management) and partially discharged Condition 10 for the residential areas of P14 and P15.

The decision notice confirmed that details submitted in respect of the non-residential areas, including the public open space, sports infrastructure land and allotment land, were not approved at that time, and that subsequent discharge of conditions applications would be required for these areas.



Accordingly, this application seeks to provide the additional landscaping details necessary to partially discharge Condition 10 in respect of the public open space within Parcels P14 and P15 only.

Application Documents and Application Fee

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

Document / Reference	Responsible Consultant
Bridleway Green Infrastructure Proposals Sheet 1 of 4 – Ref. CSA/6689/176 Rev A	CSA
Bridleway Green Infrastructure Proposals Sheet 2of4 – Ref. CSA/6689/177 Rev A	
Bridleway Green Infrastructure Proposals Sheet 3of4 – Ref. CSA/6689/178 Rev A	
Bridleway Green Infrastructure Proposals Sheet 4of4 – Ref. CSA/6689/179 Rev A	

The application fee of £309 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 Condition 10 for P14 & 15 at Hogwood Farm.

Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Tom Lewis
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Boyer