



# Boyer

14 November 2025  
Our Ref: 17.1070

Building 1  
Meadows Business Park  
Blackwater  
Camberley  
GU17 9AB

Adriana Garcia Gonzalez  
Senior Planning Officer  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

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Reference: PP-14487464

Dear Adriana,

**Re: Application to Discharge 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 conditions pursuant to planning permission reference 181194 in relation to the Neighbourhood Centre at 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 discharge the following conditions:

- Condition 52 – Water Consumption (Part Discharge – Neighbourhood Centre Only)
- Condition 61 – Archaeology (Part Discharge – Neighbourhood Centre Only)

**Application Documents and Application Fee**

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

| Document Title | Responsible Consultant |
|----------------|------------------------|
| Cover Letter   | Boyer                  |



as recognised by  
SAFETY  
SCHEMES IN  
PROCUREMENT



| Condition 52 – Water Consumption                                                           |               |
|--------------------------------------------------------------------------------------------|---------------|
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1016 | Briary Energy |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1017 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1022 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1023 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1028 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF1- Plot 1029 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1015 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1021 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -1BF2- Plot 1027 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1013 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1019 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF1- Plot 1025 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1018 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1024 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF2- Plot 1030 |               |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1014 |               |



|                                                                                            |                    |
|--------------------------------------------------------------------------------------------|--------------------|
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1020 |                    |
| Water Calculation - Cala Homes (Thames) Ltd - The Neighbourhood Centre HT -2BF3- Plot 1026 |                    |
| Condition 61 - Archaeology                                                                 |                    |
| 257963 Hogwood Community HS                                                                | Wessex Archaeology |

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*

**Tom Lewis**  
**Graduate Planner**

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**Boyer**

