

15 May 2025  
Our Ref: 24.1046

Mr Nick Chancellor  
Wokingham Borough Council  
Civic Offices  
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Wokingham  
RG40 1BN

Crowthorne House  
Nine Mile Ride  
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Dear Mr Chancellor

**Re: Application to Discharge Details Reserved by Condition Pursuant to the Reserved Matters Application for Parcels 11 & 12 at Hogwood Farm, Finchampstead**

On behalf of our client, Countryside Properties (UK) Ltd, we are pleased to submit a formal planning application to discharge conditions pursuant to the Reserved Matters application in relation to Parcels 11 & 12 of the Hogwood Farm site.

The information submitted in conjunction with this application complements the Reserved Matters planning application for Parcels 11 & 12 which has been submitted concurrently with this application.

The conditions which the application seeks to discharge are:

- Condition 17 – Arboricultural Impact Assessment
- Condition 19 – Protection of Existing Trees and Vegetation
- Condition 20 – Levels
- Condition 21 – Landscape and Ecological Management Plan
- Condition 23 – Hedgerows
- Condition 24 – Bats
- Condition 26 – Reptiles
- Condition 28 – Ecological Permeability
- Condition 30 – Non-native Invasive Species
- Condition 35 – Car Parking
- Condition 36 – Bicycle Parking
- Condition 39 – Walking, Cycling and Equine Strategy
- Condition 49 – Low and Zero Carbon Technologies
- Condition 50 – Lifetime Homes
- Condition 51 – Other Sustainability Matters
- Condition 52 – Water Consumption
- Condition 53 – Refuse and Recycling Storage



- Condition 61 – Archaeological Investigations
- Condition 65 – Access to the SANG

### Application Documents and Application Fee

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

| Document Title                                                               | Responsible Consultant       |
|------------------------------------------------------------------------------|------------------------------|
| Application Form                                                             | Boyer                        |
| Cover Letter                                                                 | Boyer                        |
| Planning Conditions Summary Statement                                        | Boyer                        |
| Arboricultural Impact Assessment – Ref. JSL5287_771 P01 (April 2025)         | RPS                          |
| Parcel 11 and 12 Proposed Levels Sheet 1 of 2 Ref. 7292.009 Rev P03          | Stuart Michael Associates    |
| Parcel 11 and 12 Proposed Levels Sheet 2 of 2 Ref. 7292.010 Rev P03          | Stuart Michael Associates    |
| Landscape and Ecological Management Plan – Parcels 11 and 12 (May 2025)      | Hankinson Duckett Associates |
| Hedgerow Mitigation and Compensation Strategy – Parcels 11 and 12 (May 2025) | Hankinson Duckett Associates |
| Detailed Bat Mitigation Strategy – Parcels 11 and 12 (May 2025)              | Hankinson Duckett Associates |
| Detailed Reptile Mitigation Strategy – Parcels 11 and 12 (May 2025)          | Hankinson Duckett Associates |
| Detailed Ecological Permeability Scheme – Parcels 11 and 12 (May 2025)       | Hankinson Duckett Associates |
| Non-Native Species Management Plan – Parcels 11 and 12 (May 2025)            | Hankinson Duckett Associates |
| Proposed Parking Plan - Ref. 7527 PL11 Rev A                                 | ECE Architecture             |
| Reserved Matters Transport Statement Ref 7292/TS/P11&12 02 (March 2025)      | Stuart Michael Associates    |
| Energy Strategy Statement (May 2025)                                         | Briary Energy                |
| Design and Access Statement                                                  | ECE Architecture             |

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|----------------------------------------------------------------------|------------------|
| Accessibility Plan – Ref. 7527 PL16 Rev A                            | ECE Architecture |
| Part G Water Efficiency Calculation 1B2P Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation 2B3P Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation 2B4P Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H232 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H236 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H242 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H341 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H351 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H354 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H356 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H451 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H462 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H466 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H352 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H362 Ref. PRJ014328 (April 2025) | Briary Energy    |
| Part G Water Efficiency Calculation H464 Ref. PRJ014328 (April 2025) | Briary Energy    |

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| Parcel 11 and 12 Refuse Vehicle Tracking Sheet 1 of 2 Ref. 7292.003 Rev P03 | Stuart Michael Associates |
| Parcel 11 and 12 Refuse Vehicle Tracking Sheet 2 of 2 Ref. 7292.004 Rev P03 |                           |
| Heritage Statement Ref. 218332.03 (May 2025)                                | Wessex Archaeology        |
| Temporary SANG Access                                                       |                           |

The application fee of £298 has been paid on 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



**Grace Edwards**  
**Senior Planner**

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