

29 October 2025  
Our Ref: 17.1070

Ms Adriana Garcia Gonzalez  
Delivery Manager  
Wokingham Borough Council  
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Ref: PP-14378561

Dear Ms Gonzalez,

**Re: Application for Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 242653 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: 242653 in relation to the Land to the South of Parcel 15, Hogwood Farm site.

The description of the approved development as shown on the decision letter 242653 is as follows:

*'Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.'*

The conditions which this application seeks to discharge are:

- Condition 9 – Levels
- Condition 17 – Lighting
- Condition 18 – CEMP
- Condition 19 – Construction Access
- Condition 21 – Employment Skills Plan

**Application Documents and Application Fee**

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

Document Title	Responsible Consultant
Cover Letter	Boyer
<b>Condition 9 (Levels)</b>	
00440-1204-C-LEV_Private External Levels Layout (Sheet 1 of 3) Finchwood Park – Phase 6, Private External Levels Layout, Sheet 1 of 3	JNP Group



00440-1205-C-LEV_Private External Levels Layout (Sheet 2 of 3) Finchwood Park – Phase 6, Private External Levels Layout, Sheet 2 of 3.	
00440-1206-C-LEV_Private External Levels Layout (Sheet 3 of 3) Finchwood Park – Phase 6, Private External Levels Layout, Sheet 3 of 3.	
<b>Condition 17 (Lighting)</b>	
Proposed Adoptable Street Lighting Layout – Phase 6 (Parcel 16) Finchwood	Williams Lighting Consultants Ltd
<b>Condition 18 (CEMP) , Condition 19 (Construction Access)</b>	
Hogwood Farm - Land South of Parcel 15 Construction Environmental Management Plan (July 2025)	JNP Group
<b>Condition 21 (Employment Skills Plan)</b>	
Finch P15 - Employment Skills Plan	Cala Homes

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 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*

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

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**Boyer**