

Our Ref: 17.1070

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

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220

F 01344 753221

Planning Portal Reference: PP-13879068

Dear Nick

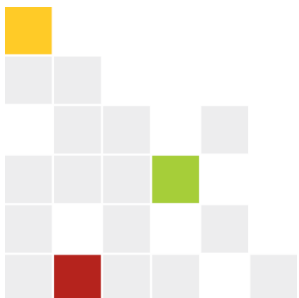
Re: Application to Discharge Details Reserved by Condition Pursuant to the Reserved Matters Application for Land to the South of P15 at Hogwood Farm, Finchampstead

On behalf of our client, Cala Homes (Thames) Ltd., we are pleased to submit a formal planning application to discharge conditions pursuant to the Reserved Matters application in relation to the Land South of P15 of the Hogwood Farm site.

The information submitted in conjunction with this application complements the Reserved Matters planning application for Land South of P15 (Ref: 242696) which is currently pending determination.

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 22 – Woodland
- 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 53 – Refuse and Recycling Storage
- Condition 61 - Archaeology



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
Non-Native Invasive Species Management Plan	HDA
Detailed Ecological Permeability Scheme	HDA
Detailed Reptile Mitigation Strategy	HDA
Hedgerow Mitigation and Compensation Strategy	HDA
Detailed Bat Mitigation Strategy	HDA
Landscape and Ecological Management Plan	HDA
Tree Survey Report and Arboricultural Impact Assessment	RPS
M44541-JNP-90-XX-SK-C-7021 Rev. P04 – Levels Strategy	JNP
3232-C-1006-PL Rev. B – Site Layout in Wider Context	Omega
Energy Strategy Statement	Briary Energy
Written Scheme of Investigation	Wessex Archaeology

The application fee of £145 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

Michelle Quan

Michelle Quan
Director

Tel: 07493 867 648

Email: michellequan@boyerplanning.co.uk

Boyer