



Stefan Fludger,
Senior Planning Officer,
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

6th December 2024

Dear Stefan,

Part-Discharge of Planning Condition 61 (Archaeological Investigation) for Parcels 7, 8 and 9 and the Part-Discharge of Conditions 32 (Roads) and 55 (External Lighting Scheme) for Parcel 9 pursuant to Outline Planning Permission (Ref. 181194) at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

The Hybrid Application, Ref. O/2014/2179, was approved on the 9th January 2017 and reads as follows:

"HYBRID APPLICATION FOR: PART 1 - OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sqm of non- residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension South to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 - FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG)."

A S73 application (Ref. 181194) to vary the original Outline Planning Permission (Ref. O/2014/2179) was granted on 14 November 2018 for the following:

"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."

Please find enclosed in this application, the details pursuant to the Outline Planning Permission for Parcels 7, 8 and 9 (Condition 61 ONLY) and Parcel 9 (Conditions 32 and 55 ONLY)



Condition 32 – Roads (Parcel 9)

Document:

H8686-SMA-XX-XX-DR-CE-300155-C01-Parcel 9 Topographical Survey Sheet 1 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300156-C01-Parcel 9 Topographical Survey Sheet 2 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300157-C02-Parcel 9 Scheme Layout Sheet 1 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300158-C02-Parcel 9 Scheme Layout Sheet 2 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300159-C02-Parcel 9 Proposed Levels Sheet 1 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300160-C02-Parcel 9 Proposed Levels Sheet 2 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300161-C03-Parcel 9 Proposed Drainage Sheet 1 of 2_Ver5
H8686-SMA-XX-XX-DR-CE-300162-C03-Parcel 9 Proposed Drainage Sheet 2 of 2_Ver5
H8686-SMA-XX-XX-DR-CE-300163-C02-Parcel 9 Pavement Finishes Sheet 1 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300164-C02-Parcel 9 Pavement Finishes Sheet 2 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300165-C01-Parcel 9 Longitudinal Sections Sheet 1 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300166-C02-Parcel 9 Longitudinal Sections Sheet 2 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300167-C01-Parcel 9 Manhole Schedules_Ver2
H8686-SMA-XX-XX-DR-CE-300168-C01-Parcel 9 Highway Construction Details Sheet 1 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300169-C01-Parcel 9 Highway Construction Details Sheet 2 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300170-C01-Parcel 9 Drainage Construction Details Sheet 1 of 3_Ver2
H8686-SMA-XX-XX-DR-CE-300171-C01-Parcel 9 Drainage Construction Details Sheet 2 of 3_Ver2
H8686-SMA-XX-XX-DR-CE-300172-C01-Parcel 9 Drainage Construction Details Sheet 3 of 3_Ver2
H8686-SMA-XX-XX-DR-CE-300173-C01-Parcel 9 Wokingham Standard Details Sheet 1 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300174-C01-Parcel 9 Wokingham Standard Details Sheet 2 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300175-C01-Parcel 9 Section 38 Plan Sheet 1 of 2_Ver2
H8686-SMA-XX-XX-DR-CE-300176-C02-Parcel 9 Section 38 Plan Sheet 2 of 2_Ver3
H8686-SMA-XX-XX-DR-CE-300177-C01-Parcel 9 Cut and Fill Plan_Ver2
H8686-SMA-XX-XX-DR-CE-300178-C01-Parcel 9 Rising Main and Foul Sewer Long Sections_Ver2

Stuart Michael
Associates Consulting
Engineers



H8686-SMA-XX-XX-DR-CE-300179-C01-Parcel 9 Section 104 Plan_Ver2 H8686-SMA-XX-XX-DR-CE-300180-C01-Parcel 9 Oil Pipeline Cross Sections_Ver2 H8686-SMA-XX-XX-DR-CE-300181-C01-Parcel 9 Proposed Section 38 Lighting_Ver1	
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Condition 55 – External Lighting (Parcel 9)

Document: H8686-SMA-XX-XX-DR-CE-300175-C01-Parcel 9 Section 38 Plan Sheet 1 of 2_Ver2 H8686-SMA-XX-XX-DR-CE-300176-C02-Parcel 9 Section 38 Plan Sheet 2 of 2_Ver3 H8686-SMA-XX-XX-DR-CE-300182-C01-Parcel 9 Proposed Private Lighting_Ver1	Stuart Michael Associates Consulting Engineers
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Condition 61 – Archaeological Investigation (Parcel 7, 8 and 9)

Document: 212962_Hogwood Farm Finchampstead Parcel 7_PXA 257962 Hogwood P7 8 and 9 HS	Wessex Archaeology
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I trust the submission is clear and we look forward to your response. Should you require any further information then please do not hesitate to contact me on 07392 286374 or via email at kristy.king@bdwhomes.co.uk

Yours sincerely

Kristina King

Assistant Planner

Barratt David Wilson Homes, Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

E: kristy.king@bdwhomes.co.uk | T: 01483 557426 | M: 07392 286374