

07 April 2025
Our Ref: 24.1046

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Wokingham Borough Council
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Dear [REDACTED]

Re: Application to Discharge Details Reserved by Condition Pursuant to the Reserved Matters Application for Parcels 13 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 Parcel 13 of the Hogwood Farm site.

The information submitted in conjunction with this application complements the Reserved Matters planning application for Parcel 13 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
Tree Survey and Arboricultural Impact Assessment – Ref. JSL5287_770 P01 (March 2025)	RPS
Parcel 13 Proposed Levels Ref. 7292.025 Rev P04	Stuart Michael Associates
Landscape and Ecological Management Plan (March 2025)	Hankinson Duckett Associates
Hedgerow Mitigation and Compensation Strategy (March 2025)	Hankinson Duckett Associates
Detailed Bat Mitigation Strategy (March 2025)	Hankinson Duckett Associates
Detailed Reptile Mitigation Strategy (March 2025)	Hankinson Duckett Associates
Detailed Ecological Permeability Scheme (April 2025)	Hankinson Duckett Associates
Non-Native Species Management Plan (April 2025)	Hankinson Duckett Associates
Proposed Parking Plan - Ref. 7527 PL1009 Rev A	ECE Architecture
Reserved Matters Transport Statement Ref 7292/TS/P13 03 (February 2025)	Stuart Michael Associates
Energy Strategy Statement (March 2025)	Briary Energy
Design and Access Statement	ECE Architecture
Refuse Vehicle Tracking Ref. 7292.022 Rev P03	Stuart Michael Associates
Archaeology Report	Wessex Archaeology
Temporary SANG Access from Parcel 13 Rev A	

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

A solid black rectangular box used to redact the signature of Grace Edwards.

Grace Edwards
Senior Planner

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