

29 October 2025  
Our Ref: 17.1070

Crowthorne House  
Nine Mile Ride  
Wokingham  
Berkshire  
RG40 3GZ

Delivery Manager  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

Ref: PP-14378588

Dear [REDACTED]

**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 22 – Ecological Mitigation
- Condition 23 – Access to SANG

**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 22 (Ecological Mitigation)</b>	
Land South of Parcel 15 - Construction Ecological Management Plan (September 2025)	Hankinson Duckett Associates
<b>Condition 23 (Access to SANG)</b>	



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3232-C-1712-PL-A - Route to SANG Plan (Sheet 1 of 1) - Land South of P15, Hogwood Farm, Finchampstead_Revision A	Omega Architects
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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**  
Graduate Planner