

24 July 2025
Our Ref: 17.1070

Mr Nick Chancellor
Delivery Manager
Wokingham Borough Council
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Ref: PP-14200209

Dear Mr Chancellor,

Re: Application for Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 181194 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: 181194 in relation to the Hogwood Farm site.

The description of the approved development as shown on the decision letter 181194 is as follows:

"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."

This application seeks to part discharge condition 55 (lighting) for Parcels 4 and 5 only.

Application Documents and Application Fee

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

Document Title	Responsible Consultant
Cover Letter	Boyer
00382-1136-C-PEF_Private External Finishes Plan (Sheet 1 of 8) - Plots 847-863, 872-878_Construction_C03	JNP Group
00382-1137-C-PEF_Private External Finishes Plan (Sheet 2 of 8) - Plots 827-846, 1003-1006, 1008-1011_Construction_C04	



00382-1138-C-PEF_Private External Finishes Plan (Sheet 3 of 8) - Plots 864-871, 879, 904-909_Construction_C03	
00382-1139-C-PEF_Private External Finishes Plan (Sheet 4 of 8) - Plots 999-1002, 1007_Construction_C03	
00382-1140-C-PEF_Private External Finishes Plan (Sheet 5 of 8)_Construction_C02	
00382-1141-C-PEF_Private External Finishes Plan (Sheet 6 of 8)_Construction_C02	
00382-1142-C-PEF_Private External Finishes Plan (Sheet 7 of 8)_Construction_C02	
00382-1143-C-PEF_Private External Finishes Plan (Sheet 8 of 8)_Construction_C02	

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 this condition 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

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