

25 July 2024
Our Ref: 17.1070

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Planning Portal Reference: PP-13276738

Dear Joanna,

Re: 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 re-discharge a condition 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."

The condition which this application seeks to re-discharge is:

- Condition 16 – Site Wide Landscape Strategy

As Officers are aware, the approved parameter plans and the S106 Agreement associated with application ref: 181194 identified a number of children's play areas across the Hogwood Farm development site. However, the definition of 'Children's Play Area' within the S106 Agreement states that this will also include "sufficient LAPs to meet Fields in Trust standards or equivalent" and that "the exact location and boundaries of which are to be agreed by the Council pursuant to an application for the approval of Reserved Matters".

Accordingly, it had always been anticipated that additional children's play areas would be delivered at Hogwood Farm in addition to those identified on the approved parameter plans and that these would be the subject of future approval by the Local Planning Authority.

Cala and Officers have been in on-going discussions regarding the delivery of children's play areas at Hogwood Farm and proposals for each play area have evolved as part of those discussions. It



was identified through that on-going engagement that it would be beneficial to have an agreed site wide strategy for the delivery of the remaining children's play areas.

The Site Wide Play Strategy Addendum document which accompanies this submission identifies that an additional 2,700 sq.m of children's play areas are required in order to fulfil the policy requirements at Hogwood Farm. This is in addition to the play areas already identified on the approved parameter plans. Following on-going liaison with Officers, the Addendum document identifies a range of proposals to fully meet the remaining play area requirements including, introducing an additional LAP into the Neighbourhood Centre, enlarging a proposed LEAP, revising the proposals for the site wide trim trail to provide a greater range of play opportunities and variety across the development and the introduction of smaller 'play along the way' trails and stations across the site, which will provide linkages to the larger play areas.

This submission therefore, seeks to provide that overall site wide strategy and following discussions with Officers it was identified that this would be submitted under Condition 16 of the 181194 permission, which relates to the site wide landscape strategy.

Whilst the overall site wide landscape strategy has been approved previously and accordingly, Condition 16 discharged (ref: 181469) this application seeks to re-discharge the condition and supplement the previously approved information with the Site Wide Play Strategy Addendum document. For confirmation the previously approved 'Overarching Landscape Strategy' would still remain as an approved document under Condition 16. This submission simply seeks to also approve the Site Wide Play Strategy Addendum document and thereby supplement Condition 16 with additional information.

Application Documents and Application Fee

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

Document Title	Responsible Consultant
Covering Letter	Boyer
Site Wide Play Strategy Addendum (July 2024) (CSA/6689/03 Rev. B)	CSA

The application fee of £145 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 re-discharge this condition at Hogwood Farm, Finchampstead. Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Michelle Quan

Boyer

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