

04 February 2025  
Our Ref: 17.1070

Mr Nick Chancellor  
Delivery Manager  
Wokingham Borough Council  
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Planning Portal Reference: PP- 13750013

Dear Mr Chancellor,

**Re: Application for Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 241524 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: 241524 in relation to the Hogwood Farm site.

The description of the approved development as shown on the decision letter 241524 is as follows:

*'Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.'*

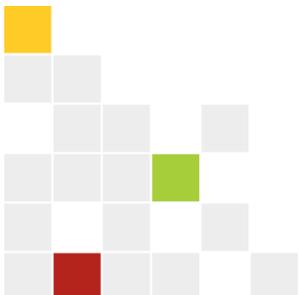
The conditions which this application seeks to discharge are:

- Condition 3 – Materials
- Condition 4 – Private External Levels

**Application Documents and Application Fee**

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

Document Title	Responsible Consultant
Cover Letter	Boyer
<i>Condition 3</i>	
External Material Specification	Cala



<i>Condition 4</i>	
Private External Levels Sheets 1-8	JNP Group

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 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**

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