



06 July 2026
Our Ref: 17.1070/TL/LC

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Ms Adriana Gonzalez
Senior Planning Officer
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

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Planning Portal Ref: PP- 15049896

Dear Adriana,

Re: Application for Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 181194 at Land 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 Sports Hub at Land at Hogwood Farm (now known as Finchwood Park).

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 conditions which this application seeks to discharge are:

- Condition 57 – Contamination
- Condition 65 – Access to SANG

This application seeks to part discharge the above conditions in relation to the Sports Hub at Land south of P15 only.

Condition 65 requires a SANG Strategy to demonstrate how residents would access the SANG during construction. As this application relates solely to the Sports Hub and does not include any residential development, Condition 65 is not applicable to this phase of the development. Accordingly, no documents are submitted in respect of Condition 65. It is therefore requested



that the Officer confirmation is given that no further details are required, and that Condition 65 can be discharged in relation to the Sports Hub on this basis.

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 57 – Contamination</i>	
41623-045 - Geotechnical and Geo-environmental Site Investigation	Eastwood Consulting Engineers
<i>Condition 65 – Access to SANG</i>	
N/A	N/A

The application fee of £309 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

Tom Lewis
Graduate Planner

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Boyer