

25 July 2024  
Our Ref: 17.1070

Mr Nick Chancellor  
Wokingham Borough Council  
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Planning Portal Reference: PP-13276946

Dear Nick,

**Re: Discharge of Details Reserved by Condition Pursuant to Planning Permission Reference: 213645 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 a condition pursuant to planning permission reference: 213645 in relation to the Hogwood Farm site.

The description of the approved development as shown on the decision letter 213645 is as follows:

*"Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered."*

The condition which this application seeks to discharge is:

Condition 12 – Children's Play Areas within Open Space Parcel PG1

**Application Documents and Application Fee**

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

| Document Title                                                          | Responsible Consultant |
|-------------------------------------------------------------------------|------------------------|
| Cover Letter                                                            | Boyer                  |
| NEAP & LAP – PG1 Area – Design Statement July 2024 (CSA/6689/04 Rev. C) | CSA                    |



|                                                                                        |     |
|----------------------------------------------------------------------------------------|-----|
| PG1 Play Area – General Arrangement Plan<br>(CSA/6689/116 Rev A)                       | CSA |
| PG1 Play Area – Hard Landscape & Play Equipment<br>Proposals Plan (CSA/6689/117 Rev A) | CSA |
| PG1 Play Area – Soft Landscape Proposals Plan<br>(CSA/6689/118 Rev A)                  | CSA |

The application fee of £145 has been paid on 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,

*Michelle Quan*

**Michelle Quan**  
**Director**

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