

16/05/2025
Our Ref: 17.1070

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Wokingham Borough Council
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Planning Portal Reference: PP-14026354

Dear [REDACTED]

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."

The condition which this application seeks to discharge is:

- Condition 57 – Land Contamination (Part Discharge – P15 Only)

As Officers may recall, this condition has previously been part discharged for Parcels 14 and 15 under Ref: 221230.

However, not all parts of Condition 57 could be discharged under further verification works had been undertaken.

Since that time, Cala have separately submitted a new Reserved Matters (Ref: 242696) and Full Planning Application (Ref: 242653) for Land to the South of Parcel 15. Parts of these applications overlap with the original areas assessed in the Site Investigation information previously submitted and considered under Ref: 221230.



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To avoid confusion, Cala have therefore, removed any elements associated with the Land South of P15 applications from the Site Investigation Report. This has been provided separately in information which accompanies those applications.

This submission therefore, relates solely to Parcel 15 and provides the updated Site Investigation report, with information to Land South of P15 removed as well as verification information relating to Plots 504, 505 and 506, which had previously been requested by the Local Planning Authority in order to fully discharge this planning condition.

Application Documents and Application Fee

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

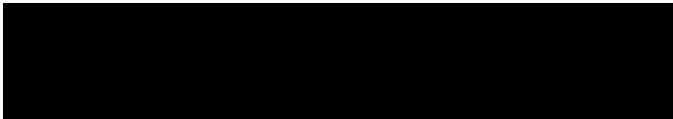
Document Title	Responsible Consultant
Cover Letter	Boyer
Geotechnical and Geo-environmental Site Investigation (15 May 2025)	Eastwood & Partners
Capping Verification – Plots 504, 505 and 506	Eastwood & Partners

The application fee 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


Michelle Quan
Director



Boyer