



Boyer

02 February 2026

Our Ref: 17.1070/TL/LC

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Nick Chancellor
Development Delivery Manager
Development Management
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Planning Portal Ref: **PP-14656972**

Dear Nick,

Re: Application Under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Minor Material Amendment to Full Planning Permission (Ref. 230529) – Temporary Sales Centre Car Park at Finchwood Park, Woodlark Way, Wokingham, RG40 4BY (previously known as Parcels 14 & 15 at Hogwood Farm)

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Minor Material Amendment to the above-referenced planning permission. The application seeks to extend the approved temporary operational period of the sales centre car park at Finchwood Park, Wokingham.

The application follows the grant of Full planning permission (Ref. 230529), which was approved in June 2023.

Planning History

On 23 June 2023, Full planning permission (Reference: 230529) was granted for the following development:

“Full application for the temporary formation of a visitors car park, temporary formation of a SUDS drainage basin and temporary landscaping to facilitate use of Units 1 and 2 as a sales centre within development phases P14 & P15 at Hogwood Farm (Reserved Matters 220175 pursuant to outline consent 181194 refers). (Retrospective).”

The approved permission allows the temporary sales centre car park to remain in use for a period of three years from the date of permission, expiring on 23 June 2026.



Proposed Amendments

This Section 73 application seeks to amend Condition 2 (Temporary Use) of the Full planning permission. The condition was imposed to restrict the duration of the temporary car park, drainage basin, landscaping and associated access arrangements.

Condition 2 currently states:

"The use and feature of the temporary drainage basin, landscaping, vehicular access and car park shall be discontinued on or before three years from the date of this permission and the land shall be reinstated in accordance with either:

- a) a scheme of work that shall have first been submitted to and approved in writing by the local planning authority, OR;*
- b) Details approved in conjunction with a Reserved Matters application pursuant to outline planning permission 181194.*

Reason: The form of the temporary SUDS basin, landscaping scheme, siting of a car park and vehicular access in this location would detract from the visual amenity of the site. Relevant policy: Core Strategy policies CP1, CP3, CP6."

Proposed Development

This application seeks approval to extend the temporary use period for a further three years to facilitate the continued marketing operations at the site, specifically to support the sale of the 48 homes in relation to the land south of P15 (as approved under application reference 242653).

At the end of this extended period (23 June 2029), full remediation of the site will take place to facilitate the implementation of the Reserved Matters approved plans under application 220175 and subsequent condition approvals, in accordance with the overarching consent. Details of reinstatement would continue to be provided either in accordance with a scheme of works to be submitted under Condition 2, or in accordance with details approved by the Reserved Matters approval.

Accordingly, we seek to amend the wording of Condition 2 to reflect the revised temporary time period. We would propose the wording of the Condition is amended as follows:

"The use and feature of the temporary drainage basin, landscaping, vehicular access and car park shall be discontinued on or before 23 June 2029 and the land shall be reinstated in accordance with either:

- a) a scheme of work that shall have first been submitted to and approved in writing by the local planning authority, OR;*
- b) Details approved in conjunction with a Reserved Matters application pursuant to outline planning permission 181194.*

Reason: The form of the temporary SUDS basin, landscaping scheme, siting of a car park and vehicular access in this location would detract from the visual amenity of the site. Relevant policy: Core Strategy policies CP1, CP3, CP6."



Summary

This Minor Material Amendment application does not seek to amend the proposals of the temporary car park as previously approved, or seek to remove or vary the intent of any planning conditions associated with the approved development. The proposal simply extends the approved temporary use period of the sales centre car park from three years to six years and results in no material change to the form, scale or impact of the development as previously approved.

Application Fee

The application fee of £586 has been paid via the Planning Portal.

We look forward to receiving formal acknowledgement of this application and trust that the information submitted is sufficient to allow for a favourable determination. Should you require any further information, or wish to discuss the proposals in more detail, please do not hesitate to contact me.

Yours sincerely,

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