

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260284
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	3 April 2026
Proposal: Application to vary condition 2 of planning consent 230529 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). Condition 2 refers to temporary use and variation is to extend the temporary use period.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History

Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS11 – Arborfield Green Strategic Development Location C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Arborfield Garrison SDL SPD Finchampstead Neighbourhood Development Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Planning permission granted 09/01/2017
181194	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; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.	Minor material amendment (s.73) application to O/2014/2179 – approved 14/11/2018.

192997	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of the Nine Mile Ride Extension (southern section) and Hogwood Spur roads, together with associated landscaping, footpaths, cycleways and Sustainable Urban Drainage Systems. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 13/02/2020
220175	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 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 15/07/2022
221079	Full application for the proposed temporary emergency access from the Nine Mile Ride Extension (NMRE) for a period of 5 years to provide access to Parcels 14 and 15 at Hogwood Farm (in accordance with the hybrid application ref: O/2014/2179 and 140674 as varied by the minor material amendment application ref: 181194).	Approved 06/09/2022
222334	Application for a non-material amendment to Reserved Matters approval 220175 (dated 15/07/2022) to widen and change the location of the emergency vehicular access to future development parcels P11/12a; widen pedestrian/cycle links; amend bridleway alignment to provide greater offset from ancient woodland, substitute "Oak" with "Palm" house type on plots 32, 73, 74, 76, 91, 92 and 110; substitute garage types associated with units 79, 94 & 95; rationalise inconsistencies within house type plans to reflect the overall site layout plan	Approved 06/09/2022
223479	Application for non-material amendment to planning consent 220175 to allow the revision of the junction arrangement of the secondary access, revised bridleway alignment in vicinity of Park Lane, alterations to parking, alterations to drainage and relocation of pumping station.	Approved 13/12/2022

230529	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)	Approved 23/06/2023
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.	Approved 28/10/2025
242696	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 sports pitches, sports pavilion, allotments, car parking and play areas, along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 28/10/2025
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements	Approved 28/10/2025

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located within the Arborfield Garrison SDL, specifically within the land which encompasses the Hogwood Outline ref: 181194 (Parcels 14 and 15). The site comprises of a visitor's car park, temporary formation of a SUDS drainage basin, temporary landscaping and a sales office.

Proposal Description:

Planning permission was granted for the temporary formation of a visitor's 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 the site under ref: 230529 on 23 June 2023.

The application proposes to vary Condition 2 (Temporary Use) to extend the

temporary use period for an additional 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 (approved under ref: 242653).

Principle of Development:

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted to speed up the system by being more flexible.

This Statutory Instrument was accompanied by 'Greater flexibility for planning permissions' which contained relevant guidance. This states that a minor material amendment is 'one whose scale and nature results in a development which is not substantially different from the one which has been approved'. This is not a statutory definition and the decision on what constitutes a minor material amendment is at the discretion of the local planning authority but is considered to include, *"any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved"*.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for, stating that *"if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly"* (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The grant of a planning permission under Section 73 essentially provides a new planning permission. It is therefore necessary to reconsider the overall development proposal against the development plan. The key issues for consideration comprise the principle of the development whilst having regard to the specific impact of the proposed variation upon extension of the temporary use on the character of the area.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials, and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

The site is currently being used as a car park in conjunction with an existing sales and marketing suite to facilitate customers visiting the new build properties. As the application seeks an extension of the time period for an additional three years the impact upon the character is acceptable given the temporary nature of the proposal.

Under the conditions of the original planning permission, the land is to be reinstated in accordance with the Reserved Matters approval for P14 and P15, or in accordance with a scheme of work to be agreed by the Local Planning Authority (Condition 2).

This requirement can be replicated within a s.73 approval.

Neighbouring Amenity:

Policy CP3 aims to protect neighbour amenity.

The continued temporary use of the sales office is not considered to cause detrimental harm to upon the residential amenities of current or future occupiers of the dwellings.

Flooding and Drainage:

The temporary attenuation basin was assessed under application ref: 230529, whereby the submitted documents indicated that there would not be an adverse effect on the surface water network. It is highlighted here the temporary attenuation basin would not be acceptable on a permanent basis due to the significantly more man-made physical appearance of the basin.

Highway Access and Parking Provision:

As the application seeks to extend the time period of the temporary use, there is no additional impact upon the car parking area beyond the existing situation on site.

Biodiversity Net Gain:

As the application seeks to extend the time period of the temporary use only and that there are no physical changes proposed, there is no requirement for an assessment or mitigation measures in regard to Biodiversity Net Gain.

Conclusion:

It is recognised the current development would not be acceptable on a permanent basis however due to the temporary nature of the use and purpose in facilitating home sales subject to conditions (to include full remediation measures) the proposal to extend the time period for an additional three year is acceptable.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 March 2026
Earliest date for decision:	27 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	03/03/2026

PLANNING CONSTRAINTS/STATUS

Arborfield Garrison SDL

Water Utility Consultation Zones

Contaminated Land Consultation Zone

Affordable Housing Thresholds

Farnborough Aerodrome Consultation Zone

Great Crested Newt Consultation Zone

Nuclear Consultation Zone

Oil Pipe

Landscape Character Assessment Area

SSSI Impact Risk Zones

Thames Basin Heaths SPA Mitigation Zones