

28 February 2025
Our Ref: 17.1070

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Planning Portal Ref: PP-13818193

Dear Nick,

**Application for a Non-Material Amendment to Reserved Matters Approval (Reference: 241524)
Relating to Development Parcels P4 and P5 of Land at Hogwood Farm, Sheerlands Road,
Finchampstead, Wokingham, Berkshire, RG40 4QY**

On behalf of our client, Cala Homes (Thames) Ltd., we are pleased to submit a Non-Material Amendment (NMA) application relating to Development Parcels P4 and P5 at Land at Hogwood Farm. This application is submitted following the approval of the Reserved Matters (RM) planning application (Ref. 241524) for Parcels 4 and 5 on 13 January 2025.

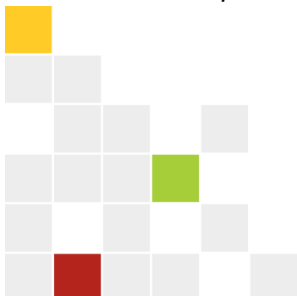
Planning History

Hogwood Farm forms the southern portion of the Arborfield Garrison Strategic Development Location (SDL). The Arborfield SDL is identified in Policy CP18 of Wokingham Borough Council's ('WBC') Core Strategy (2010) as being capable of delivering up to 3,500 new dwellings. Hogwood Farm will deliver up to 1,500 dwellings, with the remaining 2,000 dwellings being delivered on the northern portion of the SDL, by Crest Nicholson and other development partners.

In January 2017, approval was granted for a hybrid planning application (ref: O/2014/2179 and 140674), which was subsequently amended under a section 73 (ref: 181194). The hybrid planning permission (as amended) granted outline planning permission for up to 1,500 new dwellings, up to 12,000 sqm of employment floor space, a neighbourhood centre, a new primary school, new sports pitches, highways infrastructure including an extension to the Nine Mile Ride and associated landscaping, public open space and sustainable urban drainage systems. Full planning permission has also been granted for 29.70 ha of Suitable Alternative Natural Greenspace (SANG).

In regard to Parcels P4 and P5 (Ref. 241524), a RM application was approved in January 2025 for the following:

"Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered."



Proposals

Since planning permission was approved, Cala Homes have reviewed the approved plans and seek to make a minor alteration to the Rowan House Type, which includes Plots 865, 862, 870, 873, 879, 904, 924, 927, 940, 942, 949, 963, 974, 987, 990, 999 and 1007.

The proposed alterations are set out below:

- The revision of the proposed canopy arrangement to the Rowan housetype as following detailed design it has been identified that the original canopy proposed would be too wide and heavy to enable suitable construction and would therefore, experience bowing when installed. A revised canopy arrangement is therefore, proposed.

There would be no amendments to the proposed mix, or any other part of the development as previously approved.

Whilst there is no statutory definition of a 'non-material amendment' it is apparent that when taking into account the context of the overall scheme that the amendment sought is non-material.

The proposed alteration would represent a minor revision to the approved Rowan housetype and would not result in a material change to the approved drawings under reference 241524.

The proposed amendments would therefore, accord with Section 96A of the Town and Country Planning Act 1990 which states that "*A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material*". The Act also states that "*The power conferred...includes power to remove or alter existing conditions*".

Overall, the proposed amendment is very minor in nature, is not material and does not alter the overall appearance of the development.

Drawings to be Amended

In order to secure these amendments the new drawings submitted with this NMA application are as follows:

- 3243 C 3066 PL Rev. D – Rowan Floor Plans and Elevations
- 3243 C 3068 PL Rev. D – Rowan Floor Plans and Elevations

Application Fee

The application fee of £293 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. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Boyer

Michelle Quan

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