

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260707, 260708, 260828 and 260829
Site Address:	Parcels 4 + 5, 7, 9 and Neighbourhood Centre, Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	Extended to 12 May 2026
Proposal:	260707 – (Parcel 9) Application for non-material amendment to planning consent 221844 to amend the affordable housing tenure of plots 30-44 and 50-51. 260708 – (Parcel 7) Application for non-material amendment to planning consent 223435 to substitute approved tenure plan as listed under condition 2. 260828 – (Parcels 4 + 5) Application for non-material amendment to planning consent 241524 to amend the approved Tenure Plan. 260829 – (Neighbourhood Centre Parcel) Application for non-material amendment to planning consent 241962 to amend the approved Tenure 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).	Approved 09/01/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved	Approved 14/11/2018

	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.	
181422	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.	Approved 16/11/2018
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
210084	Full planning application for the proposed creation of a temporary vehicular access from Sheerlands Road to facilitate construction works at Hogwood Farm (in accordance with Outline Planning Consent O/2014/2179, as varied by 181194 dated 14/11/2018).	Approved 07/04/2021
203616	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 235 dwellings across parcels P2, P3 & P7 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).	Approved 21/07/2021

	Details of access, appearance, landscaping, layout and scale to be considered.	
213645	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.	Approved 18/05/2022
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
221844	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 60. no dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 21/12/2023
222213 (& NMA 241089)	Full application for the proposed use of land for electrical undertakings to include the installation of 2no. sealing end compounds.	Approved 25/11/2022
223125	Application for approval of Reserved Matters pursuant to Outline Planning Permission O/2014/2179 as varied by 181194 (dated 14/11/2018) in respect to the "Employment" land parcel as defined by the approved Land Use Parameter Plan. The Reserved Matters comprise details of buildings for General Industrial use (Class B2), together with	Under consideration

	associated parking, landscaping and sustainable urban drainage systems. Access via the Nine Mile Ride Extension. Details of appearance, landscaping, layout and scale to be considered.	
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 19/04/2023
230923	Application for a Non-Material Amendment to Outline Planning Permission O/2014/2179 (as varied by Minor Material Amendment Planning Permission 181194 issued pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)) relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY. The proposed amendments relate to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3.	Approved 11/04/2024
231095	Application for the 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 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 20/12/2023
241524	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.	Approved 13/01/2025
241962	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	Approved 07/04/2025

	details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Approved 09/06/2025
250931	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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 21/11/2025
251457	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 37 dwellings (parcel P8), together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 23/10/2025
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
250931	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	Approved 21/11/2025

	details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
251263	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 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 28/04/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

These proposals comprise four Non-Material Amendment applications, submitted under planning application references 260707, 260708, 260828 and 260829. Although submitted as separate applications, they are assessed together within this report as they relate to the same agreed variation to the Affordable Housing Scheme for Finchwood Park (pursuant to the s.106), as confirmed by the Council in correspondence dated 27 March 2026.

The Section 106 Agreement associated with permission 181194 required an Affordable Housing Scheme to be approved, setting out how 35% affordable housing would be delivered across the development. The Affordable Housing Scheme was approved by the Council in February 2019. The agreed framework anticipated that the precise location, type and tenure of affordable housing would be confirmed at Reserved Matters stage for each parcel.

Whilst the approved tenure mix has been successfully delivered across earlier phases of the development, subsequent Reserved Matters parcels experienced significant difficulty in securing Registered Provider interest on the basis of the approved mix. A series of tendering exercises were undertaken by the developers, the outcomes of which are documented within the Pioneer Affordable Housing Tendering Addendum Report. This evidence demonstrates an absence of viable Registered Provider offers on the previously approved tenure mix.

Having reviewed the evidence submitted, and following engagement with the Council's Housing Team and senior Members, the Council agreed to a one-off deviation from the approved tenure mix in order to ensure delivery of affordable housing within these parcels. This position was formally confirmed in correspondence dated 27 March 2026, which agreed a revised tenure balance of circa 25% Social Rent and 75% Shared Ownership for Parcels 4+5, 7, 8, 9 and the Neighbourhood Centre (NC) only, and with no change to the overall quantum of affordable housing proposed.

The four Non-Material Amendment applications presently before the LPA give effect to this agreed position. Each application seeks only to substitute the approved Affordable Housing Tenure Plan for the relevant parcel. No changes are proposed to the approved quantum of development, layout, scale, appearance or unit numbers. The detailed tenure changes are set out within each NMA application.

The tables below summarise the proposed tenure changes, which pertain to affordable housing plots only:

Parcel 7 (ref: 260708)

Plot	Bedrooms	Approved	Proposed
122	3	Shared Ownership	Shared Ownership
123	1	Shared Ownership	Shared Ownership
124	1	Shared Ownership	Shared Ownership
125	4	Affordable Rent	Shared Ownership
126	4	Affordable Rent	Shared Ownership
159	3	Affordable Rent	Shared Ownership
160	3	Affordable Rent	Shared Ownership
161	3	Shared Ownership	Shared Ownership
162	3	Shared Ownership	Shared Ownership
166	3	Social Rent	Shared Ownership
167	3	Social Rent	Shared Ownership
168	1	Social Rent	Shared Ownership
169	1	Social Rent	Shared Ownership
170	2	Social Rent	Shared

			Ownership
171	1	Social Rent	Shared Ownership
172	1	Social Rent	Shared Ownership
173	2	Social Rent	Shared Ownership
174	1	Social Rent	Shared Ownership
175	1	Social Rent	Shared Ownership
176	2	Social Rent	Shared Ownership
177	1	Social Rent	Shared Ownership
178	1	Social Rent	Shared Ownership
179	2	Social Rent	Shared Ownership
189	1	Social Rent	Shared Ownership
190	1	Social Rent	Shared Ownership
191	1	Social Rent	Shared Ownership
192	1	Social Rent	Shared Ownership
193	1	Social Rent	Shared Ownership
194	1	Social Rent	Shared Ownership
195	1	Shared Ownership	Shared Ownership
196	1	Shared Ownership	Shared Ownership
197	1	Shared Ownership	Shared Ownership
198	1	Shared Ownership	Shared Ownership
199	1	Shared Ownership	Shared Ownership
200	1	Shared Ownership	Shared Ownership

Parcel 8 (for context / no changes sought)

Plot	Bedrooms	Approved (RMA 251457)	
82	2	Social Rent	<i>(no change</i>

			<i>proposed)</i>
86	2	Social Rent	<i>(no change proposed)</i>
87	2	Social Rent	<i>(no change proposed)</i>
88	2	Social Rent	<i>(no change proposed)</i>
89	2	Social Rent	<i>(no change proposed)</i>
90	2	Social Rent	<i>(no change proposed)</i>
91	2	Social Rent	<i>(no change proposed)</i>
92	2	Shared Ownership	<i>(no change proposed)</i>
93	2	Shared Ownership	<i>(no change proposed)</i>
94	2	Shared Ownership	<i>(no change proposed)</i>
95	2	Shared Ownership	<i>(no change proposed)</i>
96	2	Shared Ownership	<i>(no change proposed)</i>
97	2	Shared Ownership	<i>(no change proposed)</i>

Parcel 9 (ref: 260707)

Plot	Bedrooms	Approved	Proposed
28	1	Shared Ownership	Shared Ownership
29	1	Shared Ownership	Shared Ownership
30	1	Social Rent	Shared Ownership
31	1	Social Rent	Shared Ownership
32	3	Social Rent	Shared Ownership
33	3	Social Rent	Shared Ownership
34	3	Social Rent	Shared Ownership
35	3	Social Rent	Shared Ownership
36	1	Affordable Rent	Social Rent
37	1	Affordable Rent	Social Rent
38	1	Affordable Rent	Social Rent
39	1	Affordable Rent	Social Rent

40	1	Affordable Rent	Social Rent
41	2	Affordable Rent	Social Rent
42	1	Affordable Rent	Social Rent
43	1	Affordable Rent	Social Rent
44	2	Affordable Rent	Social Rent
48	3	Shared Ownership	Shared Ownership
49	3	Shared Ownership	Shared Ownership
50	4	Shared Ownership	Social Rent
51	4	Shared Ownership	Social Rent

Parcel 4+5 (ref: 260828)

Plot	Bedrooms	Approved	Proposed
827	2	Social Rent	Social Rent
828	1	Social Rent	Social Rent
829	1	Social Rent	Social Rent
830	2	Social Rent	Social Rent
831	2	Social Rent	Social Rent
832	2	Social Rent	Social Rent
833	2	Social Rent	Social Rent
834	2	Social Rent	Social Rent
835	1	Social Rent	Social Rent
836	1	Social Rent	Social Rent
837	1	Social Rent	Social Rent
838	1	Social Rent	Social Rent
849	2	Shared Ownership	Shared Ownership
850	2	Shared Ownership	Shared Ownership
851	2	Shared Ownership	Shared Ownership
859	2	Shared Ownership	Shared Ownership
860	2	Shared Ownership	Shared Ownership
861	2	Shared Ownership	Shared Ownership
874	2	Social Rent	Shared Ownership
875	2	Social Rent	Shared Ownership
876	2	Social Rent	Shared Ownership
877	4	Social Rent	Social Rent
878	4	Social Rent	Social Rent

887	2	Social Rent	Social Rent
888	2	Social Rent	Social Rent
889	4	Social Rent	Social Rent
890	4	Social Rent	Social Rent
891	2	Social Rent	Shared Ownership
892	2	Social Rent	Shared Ownership
897	3	Social Rent	Shared Ownership
898	2	Social Rent	Shared Ownership
899	3	Social Rent	Shared Ownership
900	3	Social Rent	Shared Ownership
901	2	Social Rent	Shared Ownership
902	3	Social Rent	Shared Ownership
916	2	Social Rent	Shared Ownership
917	2	Social Rent	Shared Ownership
918	2	Social Rent	Shared Ownership
919	2	Social Rent	Shared Ownership
920	3	Shared Ownership	Shared Ownership
921	2	Shared Ownership	Shared Ownership
922	2	Shared Ownership	Shared Ownership
923	3	Shared Ownership	Shared Ownership
952	4	Shared Ownership	Shared Ownership
953	4	Shared Ownership	Shared Ownership
954	4	Shared Ownership	Shared Ownership
955	3	Shared Ownership	Shared Ownership
956	3	Shared Ownership	Shared Ownership
957	3	Shared Ownership	Shared Ownership
981	4	Shared	Shared

		Ownership	Ownership
982	4	Shared Ownership	Shared Ownership
983	3	Shared Ownership	Shared Ownership
984	3	Shared Ownership	Shared Ownership
985	4	Shared Ownership	Shared Ownership
986	4	Shared Ownership	Shared Ownership

Neighbourhood Centre (NC) (ref: 260829)

Plot	Bedrooms	Approved	Proposed
13	1	Affordable Rent	Shared Ownership
14	1	Affordable Rent	Shared Ownership
15	1	Affordable Rent	Shared Ownership
16	1	Affordable Rent	Shared Ownership
17	1	Affordable Rent	Shared Ownership
18	1	Affordable Rent	Shared Ownership
19	1	Affordable Rent	Shared Ownership
20	1	Affordable Rent	Shared Ownership
21	1	Affordable Rent	Shared Ownership
22	2	Affordable Rent	Shared Ownership
23	2	Affordable Rent	Shared Ownership
24	2	Affordable Rent	Shared Ownership
25	2	Affordable Rent	Shared Ownership
26	2	Affordable Rent	Shared Ownership
27	2	Affordable Rent	Shared Ownership
28	2	Affordable Rent	Shared Ownership
29	2	Affordable Rent	Shared Ownership

30	2	Affordable Rent	Shared Ownership
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Summary

Applications	Parcels	Shared Ownership	Social Rent
260708, 260707 (Barratt David Wilson)	Parcels 7 & 9	45	11
n/a	Parcel P8	6	7
260828, 260829 (CALA)	Parcels 4 & 5 + NC	55	18
TOTAL		106 (74.6%)	36 (25.4%)

Assessed alongside the approved parcel P8 (RMA 251457, for which no tenure changes are sought), the four Non-Material Amendment applications deliver a tenure split of approximately 75% Shared Ownership and 25% Social Rent. This reflects the position agreed by the Council in its correspondence dated 27 March 2026 and confirms that the proposed amendments align with that agreed approach.

CONCLUSION

Without a flexible approach to the approved tenure mix, there would be a demonstrable risk to the delivery of affordable housing within the affected parcels. The proposed amendments safeguard delivery in practice while maintaining full compliance with the Section 106 requirement to deliver 35% affordable housing across the site. When assessed collectively, the changes are considered non-material in the context of the original Reserved Matters approvals.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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

Recommendation:	Approve – the change is non-material.
Date:	08 May 2026

Recommendation agreed by: (Authorised Officer)	<i>NC</i>
Date:	12/05/2026