

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 April 2026

Application Number: 260284

Location: Hogwood Farm, Sheerlands Road, Arborfield,
Wokingham, RG40 4QY

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.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 of permission 230529 amended to read as follows:

2. Temporary Use

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.

All other conditions and informatives of planning permission 230529 apply to this planning permission viz:

1. Approved Details

This permission is in respect of the submitted application plans and drawings named and numbered: Location Plan – 3062A-1000-PL-A, Phases 14 and 15 Detailed Planting Plan Temporary Scheme , Sales Area and Car Parking Layout - 00368-2102-C-SA-LAYOUT P11, Sales Area Car Park Temporary Basin Sections - 00368-2110-C-SA- LAYOUT P01, Sales Area and car parking formation levels and details –

00368-2105-C-SA, Phases 14 and 15 Detailed Planting Plan – JSL2891- 5801B and Temporary Basin Drainage Statement as received by the local planning authority on 02/03/2023, 13/03/2023, 24/04/2023 and 10/05/2023. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

NC

Recommendation and conditions/reasons agreed:

Date: 03/03/2026

REMEMBER - The earliest date for a decision on this application is: **27 February 2026**