

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252502
Site Address:	Hogwood Farm (Parcel P10), Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	02/01/2026
Proposal: Application for non-material amendment to Reserved Matters approval 231095 to remove lifts to apartment Blocks 1D, 1E and 2A; make internal layout changes to apartment Block 1C, 1E and 2B; redistribution of M4(2) and M4(3) units across the site.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2179	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 sq.m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq. m of non- residential floor space (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 area); 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 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; 24.Bats; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water	Approved 14/11/2018

	drainage scheme; 62.SANG car parking; 64. SANG landscape scheme. Additional condition 66. Foul drainage	
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
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
242942	Application for non-material amendment to reserved matters approval 231095 to allow amendment to the types and tenures of the S106 affordable homes within Parcel 10. Amended parking plan.	Approved 20/02/2025

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐
Application for non-material amendment to Reserved Matters approval 231095 to remove lifts to apartment Blocks 1D, 1E and 2A; make internal layout changes to apartment Block 1C, 1E and 2B; redistribution of M4(2) and M4(3) units across the site The application seeks to amend the Reserved Matters approval as follows: 1. Remove lifts from apartment blocks 1D, 2A and 1E. The change is sought by the appointed Registered Provider (RP) for operational reasons. There is no requirement in planning policy for apartment	

buildings of this height (3 storeys) to include lifts, the original application would not have been assessed differently had lifts been omitted from the original application. There is no impact on the footprint of the building.

2. Amendment to units 682, 684 and 687 (1E) – units to be 1 bedroom instead of 2. 682 to be delivered an M4(3) unit.

Change requested by the RP to meet operational and nominations requirements (allowing the block to be used as Specialist Accommodation). This follows dialogue between the RP and the Council's affordable housing team. There is no impact on the footprint of the building. The original RM application would not have been assessed differently had apartment block 1E been proposed as such.

3. Amendment to units 751, 753 and 756 (1C) – units to be 1 bedroom instead of 2. 751 to be delivered an M4(3) unit.

Change requested by the RP to meet operational and nominations requirements (allowing the block to be used as Specialist Accommodation). This follows dialogue between the RP and the Council's affordable housing team. There is no impact on the footprint of the building. The original RM application would not have been assessed differently had apartment block 1E been proposed as such.

4. Internal layout changes within block 2b

Ground floor

Two units previously sited on the ground floor are proposed to move to the upper floors. A reception area, communal area, office, meeting rooms, kitchens, storage, lockers and WC are now proposed on the ground floor at the request of the RP as part of their care and support specification. This enables the block to be used as Specialist Accommodation and follows dialogue between the RP and the Council's affordable housing team.

First and second floors

Internal layout changes are proposed to allow the two residential units previously indicated within the ground floor to be accommodated on upper levels. 2 bedroom apartments within the upper floors are to be delivered as 1 bedroom units instead – again, allowing the block to be used as specialist accommodation and following dialogue with the Council's affordable housing team.

5. M4(2) units

The M4(2) requirement previously fulfilled within two ground floor apartment units in block 2b would instead be met within plots 726 and 727 (houses). Additionally, units 682 (block 1E) and 751 (block 1C) are to be provided as M4(3) spec. These changes simply redistribute locations to ensure the "lifetime homes" policy and conditions requirement continues to be fulfilled through revised arrangements. The original RM application would not have been assessed differently had M4(2) and M4(3) units been proposed as such.

The developer previously presented the Council with a Form 6: Commencement Notice. Accordingly, a CIL Demand Notice was previously issued on the liable party.

Conclusion:

Overall, the proposed amendments are non-material in the context of the original Reserved Matters approval for 206 dwellings.

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
Date:	08.12.2025

Recommendation agreed by: (Authorised Officer)	 Nick Chancellor
Date:	08/12/25