

Date: 28/10/2025
Application: 242811



**WOKINGHAM
BOROUGH COUNCIL**

Cala Homes (Thames) Ltd
C/O Mrs Michelle Quan
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Dear Michelle

NON-MATERIAL AMENDMENT RESPONSE

Application Number:	242811
Applicant Name:	Cala Homes (Thames) Ltd
Site Address:	Hogwood Farm, Sheerlands Road, Wokingham, Arborfield RG40 4QY
Proposal:	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements.

I refer to your application for a non-material amendment registered on November 5, 2024 under the above reference number.

Section 96A of the Town and Country Planning Act 1990 (as amended) gives Local Planning Authorities the power to change any planning permission relating to land in their area if they are satisfied that the change is not material: this includes imposition of new conditions or removal or alteration of existing conditions.

The application seeks to update the parameter plans approved under the outline planning permission for Hogwood Farm to reflect revised land use arrangements consistent with Full application 242653 and Reserved Matters 242696 (both of which were assessed in parallel with 242811).

Wokingham Borough Council accept the amendments as non-material and which will not require the granting of a further planning permission. Condition 1 of outline planning permission O/2014/2179 (as previously amended by s.73 181194 dated 14/11/2018, s.96a 230923 dated 11/04/2024 and s.96a 242332 dated 10/09/2024) is therefore amended to read as follows:

1. Part 1 (the Outline Permission) of the development hereby permitted shall only be carried out in accordance with the following approved parameter plans and Hogwood Masterplan Framework Document Rev G, other than where those details are superseded and amended by details required and approved pursuant to the requirements of the other listed planning conditions:

	Drawing Number	Revision
Parameter Plans:		
Land Use	CB 12 103 Parameter Plan 001	N
Access and Movement	CB 12 103 Parameter Plan 002	N
Building Heights	CB 12 103 Parameter Plan 003	N
Landscape and Open Space	CB 12 103 Parameter Plan 004	N
Density Plan	CB 12 103 Parameter Plan 005	N
Development Parcel Naming	CB 12 103 Parameter Plan 006	N
SANG Masterplan	JSL2891 101	I
Other approved plans:		
SANG levels and drainage layout	HOGSANG-JNP-DR-S-0034 A, HOGSANG-JNP-DR-S-0035 A, HOGSANG-JNP-DR-S-0036 A & HOGSANG-JNP-DR-S-0037 A	Refer to drawing number.
Flood Risk Assessment	C85672-R001A	A
Drainage Assessment	C85672-R003A (October 2018)	A
Walking, Cycling and Equine Strategy	C85672-TR-004	C
Hogwood Farm Masterplan Framework Document		G

Reason: To ensure that the development is implemented in accordance with the parameters and Design and Access Statement considered by the Local Planning Authority when it determined the outline planning permission.

You are reminded this letter does not convey any additional approval which may be required under other legislation, including Building Control.

Yours sincerely



Justin Turvey
Head of Development Management – Place & Growth