

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261577
Site Address:	Parcel P9, Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	08 September 2026 (EoT)
Proposal: Application for non-material amendment to Reserved Matters approval 221844 for amendments to Conditions 2 (Approved Details), 19 (Ancillary Accommodation) and 20 (Specialist Supported Accommodation).	

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 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.	Approved – 14/11/2018

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 –
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
240070	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018 (all relate to parcel P9): Part Discharge Condition 17. Arboricultural Impact Assessment. 19. Protection of existing Trees and Vegetation. 21. LEMP. 22. Woodland. 35. Car Parking. 36. Bicycle Parking. 47. Wetland Features. 50. Lifetime Homes. 51. Other sustainability matters. 53. Bin Stores. 65. SANG.	Approved 10/01/2024
260707	Application for non-material amendment to planning consent 221844 to amend the affordable housing tenure of plots 30-44 and 50-51.	Approved 12/05/2026

CONSULTATION

WBC Affordable Housing	No objection
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APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application has been submitted under Section 96A of the Town and Country Planning Act 1990. The NPPG states there is no statutory definition of what constitutes 'non-material' as each case is taken on their own merits, dependent on the 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.

The application seeks to:

- substitute (condition 2) approved drawing PLN-2-2118 Rev E with PLN-2-2118 Rev K - 9b Plans and Elevations;
- substitute (condition 2) approved drawing PLN-2-1102-SITE LAYOUT-REV F with PLN-2-1102-Rev G – Phase 9 Site Layout
- remove Condition 19 (Ancillary Accommodation); and
- remove Condition 20 (Specialist Supported Accommodation)

The proposed drawing amendment relates solely to internal alterations within the approved affordable housing block. The approved warden's bedroom and ensuite (ancillary, not a dwelling) would be removed and replaced with a store within the same area. No changes are proposed to the building footprint, scale, appearance, access arrangements, parking provision, landscaping or the overall number of dwellings approved on the site. Site layout Rev F would however be substituted to correct a typographical error pertaining to the allocation of wheelchair accessible parking spaces; clarifying that these apply to units 36 and 38 (rather than 37 and 38) as per the previously approved site layout.

Condition 19 requires the provision of ancillary accommodation associated with the specialist supported housing block. As currently drafted, condition 20 restricts plots 36-44 so that they can only be occupied as Specialist Supported Accommodation. The proposal seeks the removal of these restrictions within the Reserved Matters planning conditions. Removing such restrictions would not be contrary to the section 106 agreement or approved Affordable Housing Scheme, neither of which places any formal or legal requirement to secure Specialist Accommodation within parcel P9.

NMA application 260707 (approved 12/05/2026) made alterations to the tenure mix whilst maintaining 35% affordable housing across parcel P9 overall. As part of that amendment, Plots 36-44 were re-designated as Social Rented accommodation but did not remove the condition 20 requirement for units 36-44 to be used as Specialist Supported Accommodation:

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

The condition does however allow for an alternative use to be agreed in writing by the Local Planning Authority:

Specialist Supported Accommodation

20. The flats shown on plan ref PLN-2-2118 REV E (plot numbers 36-44) shall only be used as Specialist Supported Accommodation, which is accommodation that:

- a) Is made in conjunction only with a supply of support,
- b) Is made exclusively available to households including a person who has been identified as needing support.
- c) Is made exclusively available to people who have learning disabilities, physical disabilities and mental health needs.

The flats shall be used as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: The accommodation has been structurally designed to accommodate people in need of specialist support and the provision this accommodation to a person belonging to the identified groups justifies the mix of affordable housing provided. Relevant Policy: CP2 of the Core Strategy and TB05 of the MDD Local Plan and the guidance contained in the Affordable Housing SPD.

The present application seeks deletion of Conditions 19 and 20 and revision of the approved drawings so that the planning record clearly and transparently reflects the intended use and internal arrangement of the block. Officers consider this preferable to retaining conditions where the substantive requirements would no longer apply.

The proposal has been discussed with the Council's Housing Team, and a meeting has been held with the developer and their proposed RP (Vivid Homes). The applicant advised that, following engagement with Registered Providers as part of its tendering exercise, it has not identified a provider willing to acquire and operate this apartment block as specialist supported accommodation. The present application therefore seeks formal agreement to remove the restriction through deletion of conditions 19 and 20, providing a clear and transparent planning record alongside the revised approved plans.

Whilst the proposal would remove the specialist accommodation requirement, the block would nevertheless remain as general needs Social Rented affordable housing in accordance with the approved tenure plan.

Within the wider parcel P9 development, 10 no. plots were secured as m4(2) accommodation, in accordance with the requirements of the outline planning (condition 50 – lifetime homes). As part of the design negotiated with officers through the determination of RM 221844, flatted units 36 and 38 were designed to meet M4(3) standards – an element that exceeded the requirements of the outline planning permission. The current proposal would retain these same two dwellings as M4(3); this is considered to be a positive aspect and goes some way to mitigate the loss of specialist supported accommodation.

Whilst the proposal seeks to remove an occupancy restriction, the assessment of materiality must be undertaken in the particular context of the approved development. The same number of affordable dwellings would be provided within the approved building, plots 36-44 would remain as Social Rent accommodation, and there would be no material change to the building's scale, external appearance, layout, access, parking, landscaping or environmental effects. The physical alteration is limited to replacing the ancillary warden's bedroom and ensuite with a store and correcting the wheelchair parking annotations on the site layout plan.

The proposed amendment would facilitate the delivery of plots 36-44 as Social Rent homes without changing the overall affordable housing quantum or giving rise to materially different physical, land-use or environmental impacts.

CONCLUSION

There is no formal requirement for Specialist Supported Accommodation within the outline planning consent, associated s.106 agreement or Affordable Housing Scheme. The application would remove an RM planning condition requirement for plots 36-44 to operate as Specialist Supported Accommodation and would remove the associated requirement for ancillary staff accommodation. The plots would remain as general needs Social Rent affordable housing, and there would be no change to the overall number or quantum of affordable dwellings within Parcel P9.

The applicant advises that the specialist supported accommodation model has not proven deliverable and seeks to amend the approval to enable the homes to be delivered as part of the affordable housing provision.

The physical changes are limited to replacing a warden's bedroom and ensuite with a store and correcting the wheelchair-accessible parking annotations. There would be no material change to the approved scale, external appearance, layout, access, parking, landscaping or environmental effects of the development. Two M4(3) wheelchair-user dwellings would be retained within the block.

The Council's Affordable Housing Team has been consulted and raises no objection to the proposed amendment.

Having regard to the specific circumstances of the application, the proposed amendments are considered non-material for the purposes of section 96A of the Town and Country Planning Act 1990.

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:	07 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07 September 2026