

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260428
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	18 March 2026
Proposal: Application for non-material amendment to planning consent 241524 to allow amending the balcony balustrade on the apartment block to metal instead of glass.	

PLANNING HISTORY (Relevant to Parcels P4/P5)

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 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 drainage scheme; 62.SANG car parking; 64.	Approved 14/11/2018

	SANG landscape scheme. Additional condition 66. Foul drainage	
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
250106	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 57 relates to land contamination and the application is for a part discharge of this condition relating to Parcels 4 and 5 only.	Approved 04/04/2025
250214	Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters.	Approved 11/04/2025
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Approved 09/06/2025
250810	Application for submission of details to comply with the following conditions of planning approval O/2014/2179 (241524) dated 13.01.2025. Condition 15 relates to noise impact assessment.	Approved 04/07/2025
250270	Application for submission of details to comply with the following conditions of planning consent 241524 dated 13/01/2025. Condition 3 relates to materials and condition 4 to levels.	Approved 02/09/2025
251785	Application for submission of details to comply with the following condition of planning consent 181194 dated 14.11.2018. Part discharge condition 33 relates to construction accesses.	Approved 05/09/2025
250282	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 43 relates to Construction Environmental Management Plan (CEMP), and this submission relates to Parcels 4 and 5 only.	Approved 03/11/2025
252096	Application for submission of details to comply with the following condition of planning consent 181194 dated 14.11.2018. Condition 47 relates	Approved 08/01/2026

	to wetland features.	
242892	Application for submission of details to comply with the following conditions of planning consent 181194 dated 14/11/2018. Condition 17 relates to Arboricultural Impact Assessment; 19 to protection of existing trees and vegetation; 20 to levels; 21 to landscape and ecological management Plan (LEMP); 22 to woodland; 23 to hedgerows; 24 to bats; 26 to reptiles; 28 to ecological permeability of the site; 29 to badgers; 30 to non-native invasive species; 35 to car parking; 36 to bicycle parking; 39 to walking, cycling and equine strategy; 49 to low and zero carbon technologies; 50 to lifetime homes; 51 to other sustainability matters; 52 to water consumption; 53 to refuse and recycling storage; 65 to access to the SANG.	Pending determination
252172	Application for submission of details to comply with the following conditions of planning approval 251524 dated 13.01.2025. Condition 6 relates to SuDS management & maintenance plan, 10 to parking management strategy.	Approved 09/01/2026
251948	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 55 relates to lighting and this application relates to Parcels 4 and 5 only.	Pending determination
252505	Application for submission of details to comply with the following condition of planning approval 241524 dated 13.01.2025. Condition 11 relates to road safety audit.	Pending determination
251393	Application for submission of details to comply with the following conditions of planning approval O/2014/2179 (241524) dated 13.01.2025. Condition 5 relates to hard and soft landscaping scheme, 9 to details of cycle parking.	Pending determination
250224	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 32 relates to detailed design of roads.	Pending determination

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The application seeks a minor alteration to the apartment building situated within the north-eastern part of Parcels P4 and P5, at Hogwood Farm in Arborfield. The change sought involves amending the balcony balustrade on the apartment block to metal

instead of glass.

This is considered a non-material minor amendment, which will not have a significant impact on the overall appearance of the apartment block, particularly where this building already includes metal balustrade on the rest of the balconies. The proposed amendment is therefore acceptable.

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:	17 March 2026
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	
Date:	17/03/2026