

5 November 2024
Our Ref: 17.1070

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Planning Portal Reference: PP-13416927

Dear Nick,

**Re: Application for a Non-Material Amendment to Minor Material Amendment Application
Reference: 181194 Relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead,
Wokingham, Berkshire, RG40 4DY**

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit a Non-Material Amendment (NMA) application relating to Land at Hogwood Farm. This application is submitted to amend the approved parameter plans detailed under Condition 1 of the Minor Material Amendment application ref: 181194, which was granted planning permission on 14 November 2018.

Proposal

Hogwood Farm forms the southern portion of the Arborfield Strategic Development Location (SDL). Once completed, Hogwood Farm will form a sustainable new village incorporating 1,500 new homes, a neighbourhood centre, primary school, sports facilities, allotments, play areas, public space, SANG and employment facilities.

The Hybrid planning permission for Hogwood Farm secured obligations on Cala through the S106 Agreement to transfer the land for the sports facilities and allotments to WBC. It was then anticipated that WBC would undertake the detailed design and delivery of these facilities utilising CIL receipts.

Since Cala secured RM approval for Parcels 14 and 15 (Ref: 220175) in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments.

Through those discussions an opportunity has therefore been identified to secure the early delivery of the sports facilities and allotments. This would see Cala delivering the facilities rather than the Council delivering these via CIL. Cala would deliver the facilities directly in conjunction with their existing construction activities on site, enabled by the delivery of the additional 48 homes proposed by this application.

These proposals will be secured through two concurrent planning applications namely a Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated



car park and a separate Full planning application for the residential development.

In addition, a separate Non-Material Amendment ('NMA') application (this submission) has also been prepared alongside the Full and Reserved Matters applications, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

Set out below are the proposed changes to the wording of the relevant planning conditions from the planning permission (Reference: 181194), which this application seeks to amend. It is acknowledged that a NMA application has already been approved for alterations to the parameter plans relating to Parcel P10 and the below wording of the conditions reflects that already approved under NMA application ref: 230923.

For the avoidance of doubt, proposed additional text is shown in **bold**, whilst text to be removed is struck through.

Proposed amendments to Condition 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:

Parameter Plan	Drawing Reference	Revision
Land Use	CB_12_103_Parameter Plan_001	K N
Access and Movement	CB_12_103_Parameter Plan_002	L N
Building Heights	CB_12_103_Parameter Plan_003	I N
Landscape and Open Space	CB_12_103_Parameter Plan_004	M N
Density Plan	CB_12_103_Parameter Plan_005	I N
Development Parcel Naming	CB_12_103_Parameter Plan_006	J 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 numbers
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
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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.

Application Documents and Application Fee

The following application documents have been submitted in support of this application:

Document Title	Consultant
Application Form	Boyer
Covering Letter	Boyer
Land Use Parameter Plan - CB_12_103_Parameter Plan_001 Rev N	Cooper Baillie
Access and Movement Parameter Plan - CB_12_103_Parameter Plan_002 Rev N	Cooper Baillie
Building Heights Parameter Plan - CB_12_103_Parameter Plan_003 Rev N	Cooper Baillie
Landscape and Open Space Parameter Plan - CB_12_103_Parameter Plan_004 Rev N	Cooper Baillie
Density Parameter Plan - CB_12_103_Parameter Plan_005 Rev N	Cooper Baillie
Development Parcel Naming Parameter Plan - CB_12_103_Parameter Plan_006 Rev N	Cooper Baillie

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider the application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Michelle Quan

**Michelle Quan MRTPI
Director**

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Boyer