

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242332
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	8 October 2024
Proposal: Application for non-material amendment to planning consent 181194 to allow removal of condition 5.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2179	ORIGINAL APPLICATION REFERENCE O/2014/2179 HYBRID 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).	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.	Approved 14/11/2018

	Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64. SANG landscape scheme. Additional condition 66. Foul drainage	
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APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The non-material amendment seeks to remove Condition 5 of planning consent 181194.

Condition 5 states:

The Reserved Matters Application pertaining to development parcel P10 (as identified on drawing CB_12_103_Parameter Plan_001 Rev J) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the Primary School has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing with the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

Following this, the Reserved Matters application for Parcel 10 was approved on 20 December 2023 under ref: 231095 and thus this permission can be implemented. An assessment has been made under 231095, with an appropriate layout identified, which would not prejudice the delivery of the Primary School, therefore Condition 5 can be deleted.

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:	26 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26/09/2024