



Boyer

30 April 2026

Our Ref: 17.1070/TL/LC

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Baldeep Pulahi
Senior Planning Officer
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Dear Baldeep,

Re: Non-Material Amendment Application (Reference: 260828) – Parcels 4 & 5 of Land at Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Additional Supporting Information

This Supporting Note has been prepared in support of a Non-Material Amendment (NMA) application relating to Parcels 4 and 5 at Hogwood Farm (Finchwood Park), to provide additional information in relation to the proposal, which seeks to revise the tenure mix of the affordable housing provision within the parcels.

This application seeks to amend the tenure mix for Parcels 4 & 5 only.

Background and Planning Context

Planning permission for the wider Hogwood Farm (Finchwood Park) development was secured under application reference 181194, with Reserved Matters approval for Parcels 4 and 5 granted under reference 241524.

The associated Section 106 Agreement requires the delivery of 35% affordable housing across the site and the submission of an Affordable Housing Scheme detailing the provision across the development.

An Affordable Housing Scheme was submitted in May 2018 and approved in February 2019. This established an overall tenure split across the development of approximately:

- 58% Social Rent
- 12% Affordable Rent
- 30% Shared Ownership



This tenure mix applies across the site, including Parcels 4 and 5.

Cala Homes has successfully delivered this tenure mix across earlier parcels (including Parcels 1, 2, 3, 14 & 15), in accordance with the approved scheme.

Tendering Exercise and Viability Evidence

Whilst the affordable housing provision has been able to be delivered in line with the above tenure mix in earlier phases, Cala have experienced challenges in securing viable Registered Provider (RP) bids for later parcels based on the approved tenure mix.

This position is evidenced through a detailed tendering exercise undertaken by Pioneer in April 2025 and again in September 2025.

A further tender exercise was undertaken in January 2026, engaging 20 Registered Providers who are active within the Wokingham Borough area.

The findings, as set out in the Pioneer Addendum Report (March 2026), confirm:

- No viable RP offers were secured under the original tenure mix;
- A revised tenure split of 25% Social Rent / 75% Shared Ownership generated multiple positive responses; and
- At least one viable RP offer was identified when benchmarked against the BNP viability study (August 2024)(Local Plan and Community Infrastructure Viability Study August 2024 prepared for WBC).

Engagement with the Council

Following the above evidence, the Local Planning Authority (LPA) reviewed the Pioneer Addendum report, consulted internally with its Housing Partnerships and Projects Team and confirmed acceptance of the revised tenure mix.

Subsequently, in correspondence from WBC dated 27 March 2026, the LPA agreed that a tenure split of circa 25% Social Rent and 75% Shared Ownership would be acceptable in this instance. We understand that this represents a specific isolated exception, justified by the evidenced viability constraints referenced above. The agreement applies specifically to Parcels 4, 5, 7, 8, 9 and the Neighbourhood Centre only.

The LPA also confirmed that the amendments to tenures must be secured through applications to update the approved tenure plans of each parcel and the detailed distribution of the different tenures within parcels which may be refined; provided that the overall agreed split is maintained.

Proposed Tenure Changes

A full breakdown of the proposed amendment is provided within the table below, which sets out the approved and proposed tenure of individual plots, including plot numbers, house type, number of bedrooms, floor area, and accessibility information.



To confirm, 'SR' relates to Social Rented properties, and 'SO' related to Shared Ownership properties.

Parcel 4 & Parcel 5					
Plot/Unit No.	Unit Type	Floor Area (sqft)	Accessible & Adaptable	Approved Tenure	Proposed Tenure
827	2B4P Flat	753	M4(2)	SR	SR
828	1 Bed Flat	550	M4(2)	SR	SR
829	1 Bed Flat	550	M4(2)	SR	SR
830	2B4P Flat	753	M4(2)	SR	SR
831	2B4P Flat	753	M4(1)	SR	SR
832	2B4P Flat	770	M4(1)	SR	SR
833	2B4P Flat	770	M4(1)	SR	SR
834	2B4P Flat	753	M4(1)	SR	SR
835	1 Bed Flat	569	M4(1)	SR	SR
836	1 Bed Flat	554	M4(1)	SR	SR
837	1 Bed Flat	554	M4(1)	SR	SR
838	1 Bed Flat	538	M4(1)	SR	SR
849	2 bed house End	864	M4(2)	SO	SO
850	2bed house Mid	864	M4(1)	SO	SO
851	2bed house End	864	M4(1)	SO	SO
859	2bed house End	864	M4(1)	SO	SO
860	2bed house Mid	864	M4(2)	SO	SO
861	2bed house End	864	M4(1)	SO	SO



874	2bed house End	864	M4(1)	SR	SO
875	2bed house Mid	864	M4(2)	SR	SO
876	2bed house End	864	M4(1)	SR	SO
877	4bed house End	1158	M4(1)	SR	SR
878	4bed house End	1158	M4(1)	SR	SR
887	2bed house End	864	M4(1)	SR	SR
888	2bed house End	864	M4(1)	SR	SR
889	4bed house End	1158	M4(1)	SR	SR
890	4bed house End	1158	M4(1)	SR	SR
891	2bed house End	864	M4(1)	SR	SO
892	2bed house End	864	M4(1)	SR	SO
897	3bed house End	1114	M4(1)	SR	SO
898	2bed house Mid	864	M4(2)	SR	SO
899	3bed house End	1114	M4(1)	SR	SO
900	3bed house End	1114	M4(1)	SR	SO
901	2bed house Mid	864	M4(2)	SR	SO



902	3bed house End	1114	M4(1)	SR	SO
916	2bed house End	864	M4(2)	SR	SO
917	2bed house End	864	M4(2)	SR	SO
918	2bed house End	864	M4(1)	SR	SO
919	2bed house End	864	M4(1)	SR	SO
920	3bed house End	1114	M4(1)	SO	SO
921	2bed house Mid	864	M4(2)	SO	SO
922	2bed house Mid	864	M4(1)	SO	SO
923	3bed house End	1114	M4(1)	SO	SO
952	4bed house End	1158	M4(1)	SO	SO
953	4bed house Mid	1158	M4(1)	SO	SO
954	4bed house End	1158	M4(1)	SO	SO
955	3bed house End	1114	M4(2)	SO	SO
956	3bed house Mid	1114	M4(1)	SO	SO
957	3bed house End	1114	M4(1)	SO	SO
981	4bed house End	1158	M4(1)	SO	SO



982	4bed house End	1158	M4(1)	SO	SO
983	3bedhouse End	1114	M4(1)	SO	SO
984	3bedhouse End	1114	M4(1)	SO	SO
985	4bed house End	1158	M4(1)	SO	SO
986	4bed house End	1158	M4(1)	SO	SO

The distribution of affordable housing across Parcels 4 and 5 is detailed in the accompanying documentation (Reference 3243A1702PLE - TENURE PLAN).

To confirm, there will be no change to the approved house or apartment types. All dwelling layouts, floor areas and external appearances remain unchanged. The amendments relate solely to tenure.

Combined Tenure Summary – Parcels 4 & 5 and Neighbourhood Centre

For clarification, whilst separate Non-Material Amendment applications are being progressed in relation to the tenure changes across Parcels 4 and 5 and the Neighbourhood Centre; the tenure distribution should not be interpreted on a parcel-by-parcel basis in isolation. Instead, the tenure mix for Parcels 4 and 5, together with the Neighbourhood Centre should be considered collectively, in line with previous discussions and agreement with Officer's.

The LPA confirmed that the detailed distribution of tenure within parcels may be refined, provided that the overall agreed split is maintained.

As set out in the table below, when Parcels 4 and 5 are considered alongside the Neighbourhood Centre, the combined tenure provision equates to approximately 75% Shared Ownership and 25% Social Rent, in accordance with the proposed amended tenure mix.

Parcel	Shared Ownership	Social Rent	Total
Parcels 4 & 5	37	18	55
Neighbourhood Centre	18	0	18
Total	55	18	73
Percentage	75%	25%	100%



A separate Non-Material Amendment application relating to the Neighbourhood Centre has also been submitted and should be considered in tandem with this application (application ref. 260829) accordingly.

Drawings to be Amended

In order to secure these amendments, drawings submitted and to be amended with this NMA application are as follows:

Title	Drawing Reference to be Deleted	New Drawing Reference to be Inserted
Tenure Plan	3243-A-1702-PL Rev D	3243-A-1702-PL Rev E

The proposal would represent a minor revision to the approved scheme and would not result in a material change to any other part of the development as previously approved.

Whilst there is no statutory definition of a 'non-material amendment' it is apparent that when taking into account the context of the overall scheme that the amendment sought is non-material.

The proposed amendments would, therefore, accord with Section 96A of the Town and Country Planning Act 1990 which states that *"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material"*. The Act also states that *"The power conferred...includes power to remove or alter existing conditions"*.

I trust this note provides sufficient information to favourably consider this application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact.

Yours sincerely,

Tom Lewis

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