

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261276
Site Address:	Parcels 4 and 5, Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	25 June 2026
Proposal: Application for non-material amendment to planning consent 241524 to alter the drainage layout.	

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

181422	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.	Approved 16/11/2018
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
210084	Full planning application for the proposed creation of a temporary vehicular access from Sheerlands Road to facilitate construction works at Hogwood Farm (in accordance with Outline Planning Consent O/2014/2179, as varied by 181194 dated 14/11/2018).	Approved 07/04/2021
203616	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 235 dwellings across parcels P2, P3 & P7 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 21/07/2021
213645	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 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop;	Approved 18/05/2022

	emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
220175	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 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 15/07/2022
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
222213 (& NMA 241089)	Full application for the proposed use of land for electrical undertakings to include the installation of 2no. sealing end compounds.	Approved 25/11/2022
223125	Application for approval of Reserved Matters pursuant to Outline Planning Permission O/2014/2179 as varied by 181194 (dated 14/11/2018) in respect to the "Employment" land parcel as defined by the approved Land Use Parameter Plan. The Reserved Matters comprise details of buildings for General Industrial use (Class B2), together with associated parking, landscaping and sustainable urban drainage systems. Access via the Nine Mile Ride Extension. Details of appearance, landscaping, layout and scale to be considered.	Under consideration
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and	Approved 19/04/2023

	landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	
230923	Application for a Non-Material Amendment to Outline Planning Permission O/2014/2179 (as varied by Minor Material Amendment Planning Permission 181194 issued pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)) relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY. The proposed amendments relate to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3.	Approved 11/04/2024
231095	Application for the 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 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved - 20/12/2023
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
241962	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 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 07/04/2025
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood	Approved 09/06/2025

	Farm development.	
250931	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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251457	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 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 23/10/2025
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage	Approved 28/10/2025
242696	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 sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered	Approved 28/10/2025
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements	Approved 28/10/2025
250931	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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 21/11/2025
251263	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated	28/04/2026

	14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
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
260708	Application for non-material amendment to planning consent 223435 to substitute approved tenure plan as listed under condition 2.	Approved 12/05/2026
260829	Application for non-material amendment to planning consent 241962 to amend the approved Tenure Plan.	Approved 12/05/2026
260828	Application for non-material amendment to planning consent 241524 to amend the approved Tenure Plan.	Approved 12/05/2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-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.

This NMA applications seeks minor changes to the approved drainage layout in order to accommodate the location of the proposed trees and additional on-site considerations.

The submitted documents outline foul water lateral amendments across Parcels 4 and 5 relate to short connecting pipework that carry wastewater from each dwelling to the external inspection chambers which serve the individual plots. The amendments are required to ensure that these laterals align with the plot arrangements.

The tables below summarise the proposed amendments in detail to the drainage layout:

Parcel 4

Plot(s)	Proposed Amendment
827–838	Permeable paving carrier drain to be shifted to avoid conflict with proposed trees
851	Surface water amended – to avoid conflict with

	proposed tree
857	Foul drainage to shifted slightly at the front of the plot
865	Foul and surface water connection to the adoptable manhole to be shifted to avoid conflict with proposed trees
874–878	Foul and surface water moved south along frontage away from the proposed trees
999	Rear foul water pulled closer to plot to avoid conflict with proposed trees
1003–1005	Foul and surface water along the front of the plots have moved away from the plots and closer to the footpath to avoid a conflict with the proposed tree.
1007	Due to the changes to plot 999, the foul water pipe coming from plot 999 garden into the garden of plot 1007 has shifted slightly to the west.
1011	Surface water amended within the parking bay

Parcel 5

Plot(s)	Proposed Amendment
897	Foul and surface water pulled closer to the plot; parking space gully connection amended
902	Foul and surface water pulled closer to the plot
904–908	Surface water along the frontage moved south
904–909	Foul water at the rear amended. The foul water pipes have been shifted to the north to avoid conflict with the trees in the rear of the plots.
911	Surface water routed around the tree
915	Surface water amended along the side of the plot – To avoid conflict with the proposed tree, the surface water run along the side of Plot 915's screen wall has been removed. As a result, the connection from the front of plot RWP's has been rerouted around the right-hand side of the plot.
923–924	Surface water amended – To avoid conflict with the proposed trees, the surface water run along the side of plot 924 has been removed. As a result, new surface water pipes have been proposed within the rear of 924. The surface water network within plot 923's driveway was moved slightly to accommodate the change.
939	Driveway surface water amended – The last inspection chamber before the connection into the adoptable network has been moved north slightly to avoid a clash with the proposed tree.
942	Rain water pipe amended
946	Surface water along the side of the plot amended – The pipe has shifted further away from the plot and closer to the footpath to avoid a conflict with the proposed tree.
951	Foul and surface water amended – The foul and surface

	water networks along the side of plot 951 have shifted further away from the plot and closer to the footpath to avoid a clash with the proposed tree.
971–972	Foul and surface water amended at plot frontages
974–975	Surface water amended – The surface water network in the rear of the gardens has been amended slightly to avoid a conflict with the proposed tree.
987	Foul and surface water amended along the side of the plot.

The Council's Drainage Officer has reviewed the submitted information and raises no objection to the proposal; as the drainage amendments are limited to the relocation of surface and foul water pipes and do not alter the overall drainage strategy.

The Council's Landscape Officer has reviewed the submitted information and raises no objection to the proposal as the amendments to the drainage layout take into account the proposed locations of the new trees. Furthermore, no objections are raised by the Council's Green Infrastructure Officer on the proposal.

Conclusion:

Overall, the amendment will not result in a significant impact upon the drainage layout within Parcels 4 and 5 and thus is considered to be minor and non-material within the context of the planning approval.

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:	22 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	23/06/2026