

10 September 2024
Our Ref: 17.1070

Mr Nick Chancellor
Wokingham Borough Council
Development Delivery Manager
Civic Offices
Shute End
Wokingham
RG40 1BN

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220
F 01344 753221

Planning Portal Reference: PP-13398983

Dear Nick,

**Re: Application for a Non-Material Amendment to Minor Material Amendment Application
Reference: 181194 to Remove Condition 5 Relating to Land at Hogwood Farm, Sheerlands
Road, Finchampstead, Wokingham, Berkshire, RG40 4QY**

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 relates to the Minor Material Amendment application ref: 181194, which was granted planning permission on 14 November 2018.

Proposal

Condition 5 of the Minor Material Amendment application ref: 181194 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).

Prior to the submission of the Reserved Matters Application for Parcel P10 (ref: 231095) pre-application engagement was undertaken with Wokingham Borough Council (WBC) as the Local Planning Authority. During these discussions it was identified that, the Primary School, which is due to be delivered by WBC utilising CIL receipts, is not currently required (having regard to predicted child yield rates) and accordingly there was at that time, no definitive opening date for the Primary School.

Given that the timescales for the Primary School were uncertain and Cala were ready to bring



forwards the Reserved Matters Application for Parcel 10, it was agreed with the Officers that the application could be submitted without prejudicing the delivery of the Primary School.

Having further demonstrated through the Reserved Matters submission that the delivery of Parcel 10 would not prejudice the future delivery of the Primary School, the Reserved Matters Application was approved on 20 December 2023.

Given that the Reserved Matters Application for Parcel 10 has now been approved and it has been satisfactorily demonstrated to the Local Planning Authority that the development can be delivered without prejudicing the delivery of the Primary School, it is considered that Condition 5 is no longer necessary or indeed relevant.

Accordingly, this Non-Material Amendment application seeks to delete Condition 5 entirely. This would provide clarity and avoid any future confusion for those reviewing the Minor Material Amendment application ref: 181194 decision notice.

In order to avoid the requirement to renumber all of the planning conditions associated with the Minor Material Amendment application ref: 181194, it is proposed that the Condition 5 wording is deleted entirely and wording to the effect of 'This planning condition has been deleted' is inserted in its place.

We look forward to receiving your formal acknowledgement of this application and trust you have 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 me.

Yours sincerely



Michelle Quan
Director

Tel: 07493 867 648

Email: michellequan@boyerplanning.co.uk