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02 April 2026

Our Ref: 17.1070/TL/LC

Adriana Gonzalez
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Planning Portal Ref: PP-14824925

Dear Adriana,

Re: Application for a Non-Material Amendment to Reserved Matters Approval (Reference: 241962) Relating to Development at the Neighbourhood Centre at Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit a Non-Material Amendment (NMA) application relating to the Neighbourhood Centre at Hogwood Farm (Ref. 241962).

Proposals

The Section 106 Agreement for the whole Hogwood Farm development (also known as Finchwood Park) (ref. 181194) required the submission of an Affordable Housing Scheme to be submitted and approved, which detailed the delivery of 35% of the residential homes across the whole site to comprise affordable housing.

The Affordable Housing Scheme was subsequently submitted in May 2018 and approved in February 2019 pursuant to the Section 106 Agreement; which established a tenure split of approximately 58% Social Rent, 12% Affordable Rent, and 30% Shared Ownership properties across the whole development, including the Neighbourhood Centre.

In response to viability challenges with securing viable bids from Registered Providers based on the above tenure split, and following consultation with the Council's Officer's and Housing Partnerships and Projects Team, it is proposed to revise the tenure mix within the Neighbourhood Centre to 25% Social Rent and 75% Shared Ownership. The proposed amendment to the tenure split for the Neighbourhood Centre is considered necessary to enable the timely and viable delivery of affordable housing within this parcel.

Cala Homes remain committed to delivering new affordable homes at Finchwood Park to meet the requirements of the Section 106 Agreement and to contribute towards addressing local

housing needs. For the avoidance of doubt, this application relates solely to the Neighbourhood Centre.

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".*

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	3243.1-A-1702-PL Rev C	3243.1-A-1702-PL Rev D

Application Fee

The application fee of £309 has been paid via the Planning Portal.

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,

[redacted]

Tom Lewis

Graduate Planner

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