



24 July 2026
Our Ref: 25.1005/GS/AJ

Building 1
Meadows Business Park
Blackwater
Camberley
GU17 9AB

Development Management
Wokingham Borough Council
Civic Offices, Shute End
Wokingham,
Berkshire
RG40 1BN

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Dear Sir / Madam,

Re: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) at The Gardening Club Hare Hatch.

Planning Portal Reference: PP-15104190

On behalf of our client, Moondrop Ltd (otherwise known as The Gardening Club Hare Hatch), we are pleased to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended).

Planning permission is sought for the following development:

'Planning application under Section 73 of the Town and Country Planning Act (1990) seeking variations of planning conditions pursuant to planning permission ref: 214108 to allow for amendments to the approved plans listed within Conditions 2 (Approved details) and 5 (Landscaping).'

This Section 73 application seeks approval for a series of minor material amendments to the approved site layout and associated plans relating to the site formerly known as Hare Hatch Sheeplands.

Full planning permission (ref: 214108) was granted by WBC on 21 March 2022 for:

"Full application for the proposed redevelopment of existing mixed-use site to a new garden centre with associated play area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure, replacement cafe, demolition of existing glasshouses, and retention of existing farm shop, site office/toilet block."

The approved development enables the comprehensive redevelopment and consolidation of the site through the provision of a new garden centre and associated ancillary facilities, together with significant landscaping and biodiversity enhancements. The planning permission was granted subject to 25 planning conditions and a Section 106 Agreement relating solely to an Employment Skills Plan.



The S73 Minor Material Amendment application seeks to vary the Full Planning Permission and to amend the approved plans referenced under Condition 2 (Approved details) and Condition 5 (Landscaping).

It is considered that the modifications proposed to amend the approved plans are not significant and do not warrant a new application. The proposed variation does not introduce any substantial change to the approved Site layout and continues to support the garden centre use. The applicant seeks minor material amendments to improve the orientation of the Site and to continue to deliver the benefits associated with the approved development.

The amendments have been developed to facilitate the efficient and effective operation of the garden centre, responding to evolving operational requirements, particularly given the change in ownership, changing market conditions, and customer expectations. The proposed changes will enhance the functionality and efficiency of the development, supporting the long-term viability of the business while retaining the benefits secured through the original planning permission.

The S73 application will also retain the important benefits secured through the original Planning Permission including supporting local employment and training.

Application Documents and Application Fee

A full list of all the supporting documentation and drawings which accompany this application are set out in the associated Drawing and Document Schedule in Appendix 1 of this Letter.

The application fee of **£2,167.00** (including VAT) has been paid via the Planning Portal by our client.

We look forward to receiving your formal acknowledgment and validation of this application and trust you have sufficient information to favourably consider this application for planning permission.

Should you require any further information or should you wish to discuss the proposal further, please do not hesitate to contact either Alyson Jones on 07742402949 or myself.

Yours sincerely

George Smale

George Smale
Senior Planner

Tel: 07592506962

Email: georgesmale@boyerplanning.co.uk



Boyer

Appendix 1 – Drawing and Document Schedule

The following new drawings will supersede the approved drawings as part of the S73 Variation to Condition 2 (Approved details) and Condition 5 (Landscaping).

Previously Submitted/Approved Drawings (ref: 214108)	Proposed New Drawings – S73 Application
M07.188.D.016J Existing Site Layout Plan	M07.188(c).D.010 Existing Site Layout Plan
M07.188.D.017K Proposed Site Layout Plan	M07.188(c).D.011B Proposed Site Layout Plan
M07.188.D.018D Site Location Plan	M07.188(c).D.012 Site Location Plan
M07.188.D.019D Existing Site Plan	M07.188(c).D.013 Existing Site Plan
M07.188.D.020F Existing Floor Plan	M07.188(c).D.014 Existing Floor Plan
M07.188.D.022A Existing Elevations	M07.188(c).D.015 Existing Elevations
M07.188.D.023K Proposed Site Plan	M07.188(c).D.016B Proposed Site Plan
M07.188.D.024H Proposed Floor Plan	M07.188(c).D.017A Proposed Floor Plan
M07.188.D.025G Proposed Roof Plan	M07.188(c).D.018A Proposed Roof Plan
M07.188.D.026B Proposed Elevations	M07.188(c).D.019A Proposed Elevations
M07.188.D.027I Demolitions Plan	M07.188(c).D.020A Demolitions Plan
M07.188.D.029E Proposed Parking Plan	M07.188(c).D.021C Proposed Parking Plan
M07.188.D.030B Landscape Strategy Plan	M07.188(c).D.009D Landscape Strategy Plan
M07.188.D.031 Illustrative Allotment and Garden Layout	M07.188(c).D.022B Illustrative Allotment and Garden Layout
RSE_5316_BIA Baseline BIA Baseline Habitats	RSE_10426_BIAP_0226_V2R1 Proposed Habitat Plan
RSE_5316_BIA Proposed BIA Proposed habitats (with enhancements)	RSE_10426_BIAP_0226_V2R1 Proposed Habitat Plan

The following application documents and plans are submitted in support of the application:

Document:	Prepared by:
Planning Application Form	Boyer
CIL Form	Boyer



Planning Statement	Boyer
Design and Access Statement (ADDENDUM) M07.188(c).R.004A. July 2026	Pleydell Smithyman
Landscape & Ecology Masterplan M07.188(c).R.001A LEMP	Pleydell Smithyman
Biodiversity Impact Assessment RSE_10426_L2_V1 3 March 2026	RammSanderson

