

Wokingham Borough Council
Development Management
Shute End
Wokingham
Berkshire
RG40 1BN

09th April 2026

Dear Nick and Baldeep,

Re: 260708, Application for non-material amendment to planning consent 223435 to substitute approved tenure plan as listed under condition 2.

At: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY (Phase 7)

I am writing in relation to the above site and enclose an application for a non-material amendment to substitute a plan listed under condition 2 as approved by permission 223435:

Previously approved plan:	Proposed plan:
Tenure Plan PLN-3 1105 REV A	Tenure Plan PLN-3 1105 REV C

The S106 Agreement as secured with the outline permission for the development, ref. 181194, required the submission of an Affordable Housing Scheme to be submitted prior to or concurrently with the first Reserved Matters application.

The Affordable Housing Scheme was subsequently submitted with Reserved Matters application (ref. 181422). Each phase was to provide 35% affordable housing and deliver approximately 58% social rent (S/R), 12% affordable rent (A/R) and 30% shared ownership (S/O) dwellings. The scheme was found to be acceptable by the Council, as confirmed by notice dated 01/02/2019.

Due to challenges in the affordable housing market resulting in the inability to secure viable affordable housing offers based on the 2019 approved mix, in early 2026 a request to amend the tenure mix as previously approved was submitted for phases 4, 5, 7, 8, 9 and the Neighbourhood Centre. An amended housing mix of circa. 25% social rent and 75% shared ownership was proposed, and a report documenting the tendering exercises undertaken, the lack of interest received, and the absence of viable offers based on the previously approved mix was submitted (Pioneer Addendum Report, March 2026).

The amended tenure mix was agreed by the Council further to review of the submission, following consultation with its Housing Partnerships and Projects Team and as confirmed by notice dated 27/03/2026.

The Tenure Plan approved at Reserved Matters for this phase is reflective of the initial, 2019, Affordable Housing Scheme. This application seeks to amend this approved plan so as to reflect the tenure change to the Affordable Housing Scheme as agreed in March 2026.

The schedule below identifies the approved and proposed tenure of affordable homes. For completeness, all affordable dwellings are included.

House type, bedroom numbers and dwelling sizes remain as approved at reserved matters (ref 223435). M4(2) dwellings are to be delivered as approved via discharge of condition application (ref. 230888).

Plot	House Type	Bedrooms	Floor Area (sqm)	Accessible & Adaptable	Approved	Proposed
122	SH52	3	95.21	M4(2)	S/O	S/O
123	SH58	1	52.56	-	S/O	S/O
124	SH59	1	60.96	-	S/O	S/O
125	SH54	4	108.37	-	A/R	S/O
126	SH54	4	108.37	-	A/R	S/O
159	SH52	3	95.21	M4(2)	A/R	S/O
160	SH52	3	95.21	M4(2)	A/R	S/O
161	SH52	3	95.21	M4(2)	S/O	S/O
162	SH52	3	95.21	-	S/O	S/O
166	SH52	3	95.21	-	S/R	S/O
167	SH52	3	95.21	-	S/R	S/O
168	SH58	1	52.56	-	S/R	S/O
169	SH59	1	60.96	-	S/R	S/O
170	SH73	2	72.48	-	S/R	S/O
171	Parcel 7_ 9B Flats	1	50.64	-	S/R	S/O
172	Parcel 7_ 9B Flats	1	51.27	-	S/R	S/O
173	Parcel 7_ 9B Flats	2	62.53	-	S/R	S/O
174	Parcel 7_ 9B Flats	1	50.64	-	S/R	S/O
175	Parcel 7_ 9B Flats	1	51.27	-	S/R	S/O
176	Parcel 7_ 9B Flats	2	62.53	-	S/R	S/O
177	Parcel 7_ 9B Flats	1	50.64	-	S/R	S/O
178	Parcel 7_ 9B Flats	1	51.27	-	S/R	S/O
179	Parcel 7_ 9B Flats	2	62.53	-	S/R	S/O
189	Parcel 7_ 1 Bedroom Flats	1	50.95	-	S/R	S/O
190	Parcel 7_ 1 Bedroom Flats	1	50.95	-	S/R	S/O

191	Parcel 7_1 Bedroom Flats	1	54.38	-	S/R	S/O
192	Parcel 7_1 Bedroom Flats	1	54.38	-	S/R	S/O
193	Parcel 7_1 Bedroom Flats	1	54.38	-	S/R	S/O
194	Parcel 7_1 Bedroom Flats	1	54.38	-	S/R	S/O
195	Parcel 7_1 Bedroom Flats	1	50.95	-	S/O	S/O
196	Parcel 7_1 Bedroom Flats	1	50.95	-	S/O	S/O
197	Parcel 7_1 Bedroom Flats	1	54.38	-	S/O	S/O
198	Parcel 7_1 Bedroom Flats	1	54.38	-	S/O	S/O
199	Parcel 7_1 Bedroom Flats	1	54.38	-	S/O	S/O
200	Parcel 7_1 Bedroom Flats	1	54.38	-	S/O	S/O

To confirm, the only amendment sought is to the tenure of affordable housing. Should the application be successful, 100% of the affordable homes on this phase would be delivered as shared ownership dwellings.

As confirmed by notice dated 27/03/2026, the precise distribution of tenure types within each parcel may be refined, provided that the overall tenure balance remains consistent with a mix of circa. 25% social rent and 75% shared ownership.

A separate NMA application relating to phase 9 of the development has also been submitted and should be considered in tandem with this application (application ref. 260707). The proposed provision of affordable housing across the phases delivered by David Wilson Homes (phases 7, 8 and 9), equates to circa. 75% shared ownership, 25% social rent in line with the 2026 notice. Proposals would secure the delivery of 18 social rent (74%) and 51 shared ownership homes (26%).

To confirm, no changes to tenure are proposed to phase 8, delivery will be in accordance with the extant reserved matters permission (ref. 251457).

I trust this provides everything required to agree as a non-material amendment, but I would be more than happy to discuss should you have any queries.

Yours faithfully,

David Wilson Homes Southern
Cygnet House, Cygnet Way,
Charnham Park,
Hungerford, Berkshire RG17 0YL

Telephone 01488 687600

Kate Little
Senior Planning Manager
for and on behalf of
DAVID WILSON HOMES SOUTHERN (a trading name of BDW TRADING LIMITED)

