



Boyer

27 May 2026

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Baldeep Pulahi
Wokingham Borough Council
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Planning Portal Reference: PP-14798241

Dear Baldeep,

Re: Application for a Non-Material Amendment to Reserved Matters Approval (Reference 241524) Relating to Development Parcels P4 and P5 at Land 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 Development Parcels P4 and P5 at Land at Hogwood Farm (now known as Finchwood Park). The application is submitted following the approval of the Reserved Matters (RM) planning application (Ref. 241524) for Parcels 4 and 5 on 13 January 2025.

Planning History

Hogwood Farm forms the southern portion of the Arborfield Garrison Strategic Development Location (SDL). The Arborfield SDL is identified in Policy CP18 of Wokingham Borough Council's ('WBC') Core Strategy (2010) as being capable of delivering up to 3,500 new dwellings. Hogwood Farm will deliver up to 1,500 dwellings, with the remaining 2,000 dwellings being delivered on the northern portion of the SDL, by Crest Nicholson and other development partners.

In January 2017, approval was granted for a hybrid planning application (ref: O/2014/2179 and 140674), which was subsequently amended under a section 73 (ref: 181194). The hybrid planning permission (as amended) granted outline planning permission for up to 1,500 new dwellings, up to 12,000 sqm of employment floor space, a neighbourhood centre, a new primary school, new sports pitches, highways infrastructure including an extension to the Nine Mile Ride and associated landscaping, public open space and sustainable urban drainage systems. Full planning permission has also been granted for 29.70 ha of Suitable Alternative Natural Greenspace (SANG).

In regard to Parcels P4 and P5 (Ref. 241524), an RM application was approved in January 2025 for the following:



“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.”

Proposal

Since the approval of the RM application, a number of NMA applications have been approved, reflecting ongoing refinements to Parcels 4 and 5 as Cala continue to bring the Finchwood Park development forward. This has included a NMA to allow changes to the Rowan housetype (Ref. 250497), approved on 6 March 2025, and a further NMA to update the balcony balustrade materials on the apartment block (Ref. 260428), which was approved 18 March 2026.

This NMA application seeks to make minor alterations to the drainage layout, discussed in further detail below. The amendments have been made to accommodate the location of proposed trees, as well as other onsite considerations.

The following revisions have been made to the detailed drainage design:

Parcel 4 (P4)

- Plots 827–838: Permeable paving carrier drain shifted slightly to the north to avoid the inspection chamber conflicting with the proposed tree.
- Plot 851: Surface water amended. The gully connection with the driveway moved to avoid a conflict with the proposed tree.
- Plot 857: Foul drainage shifted slightly at the front of the plot.
- Plot 865: Foul and surface water connection to the adoptable manhole shifted slightly north to avoid conflict with the proposed tree.
- Plots 874–878: Foul and surface water moved south along the frontage, away from proposed trees.
- Plot 999: Rear foul water is pulled closer to the plot to avoid conflict with the proposed tree.
- Plots 1003–1005: Foul and surface water along the front of the plots have moved slightly away from the plots and closer to the footpath to avoid a conflict with the proposed tree.
- Plot 1007: Due to the changes to plot 999, the foul water pipe coming from plot 999s garden into the garden of plot 1007 has shifted slightly to the west.
- Plot 1011: Surface water amended within the parking bay.



Parcel 5 (P5)

- Plot 897: Foul and surface water pulled closer to the plot; parking space gully connection amended.
- Plot 902: Foul and surface water pulled closer to the plot.
- Plots 904–908: Surface water along the frontage moved south.
- Plots 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.
- Plot 911: Surface water routed around the tree.
- Plot 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 RWPs has been rerouted around the right-hand side of the plot.
- Plots 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.
- Plot 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.
- Plot 942: Rain Water Pipe (RWP) lateral amended.
- Plot 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.
- Plot 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.
- Plots 971–972: Foul and surface water amended at plot frontages.
- Plots 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.
- Plot 987: Foul and surface water amended along the side of the plot.

Foul Water Lateral Amendments

Foul water lateral amendments are proposed across both Parcel 4 and 5 to coordinate with the site layout. These amendments relate to the short connecting pipework that conveys wastewater from each dwelling to the external inspection chambers serving individual plots. The revisions primarily ensure that these laterals align with the plot arrangements.



To confirm, there would be no other amendments 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 alterations would represent a minor revision to the approved plans and would not result in a material change to the approved drainage layout under reference 241524.

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"*.

Amended Documents

In order to secure these changes, revisions to the approved application documents are required. This NMA application has been prepared to reflect the new plan references submitted with this application.

All approved plans and particulars listed on the Decision Notice shall remain unchanged, except to revise the following references:

Previous Drawing Reference to be Deleted	New Drawing Reference to be Inserted
Drainage Statement C86557-JNP-92-XXRP-D-1000 Rev P03	Drainage Statement C86557-JNP-92-XX-RP-D-1000 P04

New drawings have been substituted at Appendix C (Drainage Strategy & Surface Water Hydraulic Calculations) of the Drainage Statement are as follows:

- 00382-1153-C-DRA C04 Private Drainage Layout Sheet 1 of 8
- 00382-1154-C-DRA C04 Private Drainage Layout Sheet 2 of 8
- 00382-1155-C-DRA C07 Private Drainage Layout Sheet 3 of 8
- 00382-1156-C-DRA C07 Private Drainage Layout Sheet 4 of 8
- 00382-1157-C-DRA C06 Private Drainage Layout Sheet 5 of 8
- 00382-1158-C-DRA C06 Private Drainage Layout Sheet 6 of 8
- 00382-1159-C-DRA C06 Private Drainage Layout Sheet 7 of 8
- 00382-1160-C-DRA C06 Private Drainage Layout Sheet 8 of 8



The old plans removed at Appendix C of the drainage statement are as follows:

- C86557-JNP-92-XX-SK-C-7104 P03
- C86557-JNP-92-XX-SK-C-7105 P03
- C86557-JNP-92-XX-SK-C-7106 P03

For clarity, no other part of the Drainage Statement has been changed.

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 wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely,



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