

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251263
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	01/05/2026 (EoT agreed)
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

PLANNING CONSTRAINTS/STATUS

Thames Basin Heaths SPA Mitigation Zones (5km Zone)
Landscape Character Assessment Area (Arborfield Cross and Barkham Settled and Farmed Clay)
Agricultural Land - Grade 3b classification
Part of site liable to surface water flooding
Tree Preservation Order (TPO-1457-2012) – area TPO covering boundaries to the west and south and individual specimens along the northern boundary

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery CP18 - Arborfield Garrison Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs SS11 – Arborfield Green Strategic Development Location SS14 – Sites allocated for residential development, including residential as part of mixed use development CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER4 – Employment and skills plans H1 – Housing mix, density and standards H3 – Affordable housing H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution
Other	Affordable Housing Supplementary Planning Document (June 2011) Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011) Finchampstead Neighbourhood Plan (September 2023) Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011) Living Streets: A Highways Guide for Developers in Wokingham (2019) National Design Guide 2021 Technical housing standards – nationally described space standard (March 2015)

	Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013) Wokingham Borough Design Guide Supplementary Planning Document (2012) Wokingham SuDS Strategy (January 2017)
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RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved – 09/01/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.	Approved – 14/11/2018
181422	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access	Approved – 16/11/2018

	roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.	
192997	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of the Nine Mile Ride Extension (southern section) and Hogwood Spur roads, together with associated landscaping, footpaths, cycleways and Sustainable Urban Drainage Systems. Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 13/02/2020
210084	Full planning application for the proposed creation of a temporary vehicular access from Sheerlands Road to facilitate construction works at Hogwood Farm (in accordance with Outline Planning Consent O/2014/2179, as varied by 181194 dated 14/11/2018).	Approved – 07/04/2021
203616	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 235 dwellings across parcels P2, P3 & P7 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 21/07/2021
213645	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking,	Approved – 18/05/2022

	cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
220175	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 15/07/2022
221844	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 60. no dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved - 21/12/2023
222213 (& NMA 241089)	Full application for the proposed use of land for electrical undertakings to include the installation of 2no. sealing end compounds.	Approved – 25/11/2022
223125	Application for approval of Reserved Matters pursuant to Outline Planning Permission O/2014/2179 as varied by 181194 (dated 14/11/2018) in respect to the "Employment" land parcel as defined by the approved Land Use Parameter Plan. The Reserved Matters comprise details of buildings for General Industrial use (Class B2), together with associated parking, landscaping and sustainable urban drainage systems. Access via the Nine Mile Ride Extension. Details of appearance, landscaping, layout and scale to be considered.	Under consideration
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 19/04/2023

230923	Application for a Non-Material Amendment to Outline Planning Permission O/2014/2179 (as varied by Minor Material Amendment Planning Permission 181194 issued pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)) relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY. The proposed amendments relate to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3.	Approved – 11/04/2024
231095	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved - 20/12/2023
241524	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.	Approved 13/01/2025
241962	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 07/04/2025
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Approved 09/06/2025

250931	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251263	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251457	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 23/10/2025
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage	Approved 28/10/2025
242696	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered	Approved 28/10/2025
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements	Approved 28/10/2025
250931	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise	Approved 21/11/2025

	details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
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CONSULTATION RESPONSES

Internal

SDL Environmental Health – No comments received
 SDL Flood Risk Officer – No objection
 SDL Property Services – No comments received
 SDL Landscape and Trees – No objection subject to conditions
 SDL Ecology – No comments received
 SDL Affordable Housing – No objection
 SDL Highways – No objection subject to conditions
 WBC CIL – No objection
 SDL Education (School Place Planning) – No comments received
 SDL Cleaner & Greener – No comments received
 SDL Sustainability – No objection
 SDL Public Rights of Way – No objection

External

SDL Archaeologist – No objection
 SDL Thames Water – No objection
 SDL SSE Power Distribution – No comments received
 SDL Berks, Bucks and Oxon Wildlife Trust – No comments received
 SDL Southern Gas Networks – No comments received
 SSE Power Distribution – No comments received
 SDL Crime Prevention Design Advisor (Thames Valley Police) – Comments re: layout (see report)
 Royal Berkshire Fire & Rescue – Generic advice

REPRESENTATIONS

Arborfield Newland Parish Council	<i>“Arborfield & Newland Parish Council has no objections to this planning application.”</i>
Barkham Parish Council	<i>“Barkham Parish Council has no comments on this application”</i>
Finchampstead Parish Council	<i>“The Committee RESOLVED to raise NO OBJECTION to this planning application. The resolution was correctly proposed and seconded (unanimous).”</i>
Ward Member(s)	No comments received
Neighbours	One comment received – objection to the principle of development / affects view from vantage point earlier phase of the Finchwood Park development, will result in too much traffic, access from Millet Road and Wheat St not appropriate, noise from construction.

	<i>[OFFICER NOTE: the principle of development within development parcel P6 has been established by the outline planning permission; the Reserved Matters comply with all relevant parameters. Traffic impacts were assessed in conjunction with the outline planning permission and are deemed acceptable. Noise and other relevant amenity impacts from construction can be mitigated and are subject to control through outline planning conditions 43 (CEMP) and 44 (hours of construction).</i>
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APPRAISAL

Principle of Development:

1. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
2. The application site forms part of a larger area designated under Wokingham Borough Council (WBC) Core Strategy as the Arborfield Garrison Strategic Development Location (Arborfield SDL). Core Strategy Policy CP17 *Housing Delivery* establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026 across the Borough. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one. Core Strategy Policy CP18 *Arborfield Garrison Strategic Development Location* identifies that the Arborfield Garrison SDL will deliver a sustainable, well-designed mixed-use development of around 3,500 dwellings and associated infrastructure.
3. The Council is currently in the process of undertaking a Local Plan Update which will help to guide the future development strategy and long term spatial vision for the Borough in the years up to 2040. With the LPU now having been submitted for examination, decision-takers may opt to place greater emphasis on the emerging LPU and its individual policies according to the current stage of planning preparation, unresolved objections and officer judgement. Where LPU policies are considered to carry a degree of weight for the purpose of assessing the current application, the extent of weight will be acknowledged in the relevant section of this report.
4. Local Plan Update policy SS11 envisages that Arborfield Green Strategic Development Location will provide a phase delivery of 3,047 dwellings through completions, extant planning permissions and resolutions to grant. Outline Planning Permission for the wider site (known as Hogwood Farm) was originally granted in January 2017. This established the principle of

development together with access for up to 1,500 new dwellings and associated infrastructure, including the southern section of the Nine Mile Ride Extension (NMRES) and Hogwood Spur. A Minor Material Amendment (s.73 application) was subsequently approved in November 2018 (ref 181194). These approvals have established parameters for the development, including general site layout, quantum of development, phasing, location of various land uses, road infrastructure, density and building heights. The Outline Planning Permission was also accompanied by an Infrastructure Delivery Plan and s.106 legal agreement which provide for a coordinated delivery of some of the on-site infrastructure necessary to support the development and of a fair share of the SDL-wide infrastructure.

5. Whilst various parameters have been established at the Outline Permission stage, the detailed layout, scale, appearance and landscaping of the development were reserved for later determination. Accordingly, the current application comprises full details of 140 dwellings within parcel P6 together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS).

Character of the Area:

6. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping.
7. Core Strategy policy CP18 *Arborfield Garrison Strategic Development Location* sets out the concept rationale for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy, which states:

“The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy”.

8. MDD LP Policy TB21 *Landscape Character*, amplified by the Borough Design Guide SPD (BDG SPD) and Arborfield Garrison SDL SPD, requires proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and how they respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features, heritage assets, settlement patterns and the network of routes. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and

enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.

9. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which was approved under the Outline Planning Permission. The MFD serves as the Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.
10. The Reserved Matters site is comprised of parcel P6 as defined by the outline planning permission, located to the western side of Finchwood Park and comprising 5.37 hectares of former farmland. P6 was identified within the approved hybrid planning permission as a location for residential development.
11. The site benefits from a strong sense of enclosure, with established woodland belts and mature vegetation around much of its perimeter, which restrict longer-distance views both into and out of the site. This includes a small area of ancient woodland along the south-eastern boundary. To the south and east, beyond the retained vegetation, areas of Suitable Alternative Natural Greenspace (SANG) have been delivered in accordance with the wider masterplan framework.
12. Residential development is located to the north and west, with several adjoining parcels at differing stages of construction. The site is connected to these parcels via vehicular access to the north (Wheat Street and Barns Road). Pedestrian and cycle routes link westwards into future development. A Local Area of Play (LAP) lies immediately beyond the red line boundary at the north-west corner of the site.
13. The proposed development lies within the Southern Quarter / SANG Edge character area, as defined by the Masterplan Framework Document. Here, the design approach should seek to create a varied and sensitively detailed built form that responds to its landscape setting. This is to be achieved through a diverse use of materials, finishes and window styles, alongside variations in roof forms and building heights to add visual interest. Particular emphasis is given to the treatment of corner plots, with design details used to reinforce a more rural edge character. Architectural detailing should be subtle, enhancing the appearance of the buildings without dominating the surrounding landscape. Site edges are to be managed through landscaping that maintains an informal, rural quality, reflecting the character of the adjoining SANG to the south.

Approved Parameters:

Land Use

14. The range of different land uses and their relationship to the landscape character was considered at Outline stage. The approved Land Use Parameter

Plan, together with the Open Space Parameter Plan, established a distribution of various uses across the development to ensure that proposals are well integrated within the existing landscape. Consistent with this, the application proposes residential development within parcel P6.

Scale and Density

15. Core Strategy Policy CP5 *Housing mix, density and affordability* requires a mix and balance of densities. Core Strategy (Appendix 7) and Arborfield Garrison SDL SPD anticipate an average density of 30–35 dwellings per hectare (dph) with significant variation across different character areas. Key design principles are outlined in the Arborfield Garrison SDL SPD (Section 4) and envisage two to three storey buildings in this part of the site.
16. The approved parameter plans establish the broad distribution of building heights and densities within Parcel P6, allowing up to 2.5 storeys and 30–40 dph in the northern part of the parcel, reducing to 2 storeys and 15–30 dph around the periphery. The proposal accords with this by placing lower building heights (up to 2 storeys) along the parcel edges, with taller units towards the core. Although the scheme introduces a cluster of three-storey apartments within the central area, this is moderated through the creation of a focal space that provides structure to the layout, and the outline parameters acknowledge that three storeys may be appropriate in key locations. The resulting built-form hierarchy reinforces legibility and place-making, consistent with the design expectations for the SDL.

Landscape and Trees:

17. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve a high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping. MDD LP Policy TB21 *Landscape Character*, amplified by the BDG SPD and Arborfield Garrison SDL SPD, requires proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features, heritage assets, settlement patterns and the network of routes.
18. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space. Additionally, the Arborfield Garrison SDL SPD requires that proposals accord with more area-specific Design Codes

(Section 6.2). Consistent with this, the Masterplan Framework Document (reference CB_12_103 Rev G) for Hogwood Farm has been approved under the Outline Planning Permission, which acts as a Design Code for the development. Condition 1 of the Outline Planning Permission requires that the development is carried out in accordance with the approved parameter plans and Condition 8 requires that Reserved Matters Applications are accompanied by Design Statement demonstrating how proposals conform to the MFD principles.

19. The landscape strategy for this part of the site (“Hogwood West” landscape character area) is outlined in the approved Strategy, which envisions this area as:

“...A predominantly residential character area which is naturally sub-divided by the retention of existing field boundary hedgerow and tree belts, giving it an enclosed leafy and wooded character.”

20. The application is supported by detailed landscape proposals which have evolved over the course of a pre-application process and during the application determination period. The landscape strategy provides green corridors around the perimeter of the parcel, forming a buffer with the adjoining woodland and incorporating new planting to reinforce this edge. Informal pedestrian routes run through these spaces, creating connections both within the parcel and to neighbouring phases, including direct links into the adjoining SANG.
21. The scheme also introduces ‘play on the way’ features, delivered through small-scale naturalistic elements such as boulders within the southern green space, offering informal opportunities for play as part of everyday movement through the site. Within the street network, verges accommodate bioretention features and planting that contribute to sustainable drainage and soften the streetscene. Residential areas include a mix of formal and semi-formal planting and a modest central amenity space, with boundary planting helping to define the space and create a coherent, planted character.
22. The landscape proposals are consistent with design principles outlined in the MFD and Landscape Strategy and would contribute to a well-designed, high-quality development. A landscape condition is recommended to further refine landscape and play area details; 4 refers.

Housing Mix and Tenure:

23. Core Strategy Policy CP5 *Housing mix, density and affordability* requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing, which echoes Appendix 7 of the Core Strategy. MDD LP Policy TB05 *Housing Mix* requires an appropriate housing mix which reflects a

balance between the character of the area and the current and projected needs of households.

24. Under the Outline permission, the s.106 legal agreement establishes that Hogwood Farm will deliver 35% affordable housing, all of which is to be provided on site.
25. The proposals are consistent with section 106 requirements for the wider site, which maintain 35% affordable housing and a balance between affordable tenures on a cumulative basis. The following table outlines approved affordable housing provision across the Hogwood Farm planning permission to date:

Development Parcels	Private	Affordable	Total
Parcel P1 (181142)	116 (65.2%)	62 (34.8%)	178
Parcels P2 & P3 (213645)	85 (63%)	50 (37%)	135
Parcels P14 & P15 (220175)	105 (66.9%)	52 (33.1%)	157
Parcel P7 (223435)	65 (65%)	35 (35%)	100
Parcel P9 (221844)	39 (65%)	21 (35%)	60
Parcel P10 (231095)	167 (65.2%)	89 (34.8%)	256
Parcels P4 & P5 (241524)	130 (70.3%)	55 (29.7%)	185
Neighbourhood Centre (240206)	0 (0%)	18 (100%)	18
Parcel P13 (250819)	36 (64.3%)	20 (35.7%)	56
Parcel P8 (250931)	24 (64.9%)	13 (35.1%)	37
Parcel P11-P12 (250931)	105 (65.2%)	56 (34.8%)	161
Parcel P6 (current application)	91 (65.0%)	49 (35.0%)	140
Cumulative total:	963 (65%)	520 (35%)	1483

26. Affordable tenures are split between affordable rent (12%), social rent (57%) and shared ownership (31%). The accommodation would be provided across a mixture of dwelling types, ranging from one bedroom flats to five bedroom houses.

		Private	Affordable	Total
<i>Apartments</i>	1 bed flat	3	15	18
	2 bed flat	12	6	18
<i>Houses</i>	2 bed	0	13	13
	3 bed	23	9	32
	4 bed	41	6	47
	5 bed	12	0	12
	Total	91	49	140

Overall, it is considered that the proposal would contribute to a well-balanced housing mix both in the context of the wider site.

Sustainable Design and Construction:

28. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with MDD LP Policy CC04: *Sustainable Design and Construction*. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting).
29. Condition 51 of the Outline Planning Permission requires that Reserved Matters applications shall include details of a water butt and space for composting. Since no such details have been included, a condition is recommended to ensure these are provided; 9 refers.
30. Condition 49 of the Outline Planning Permission requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. The application is supported by the Energy Strategy Statement, which states that the proposal would achieve a 54% reduction in carbon emissions over Part L of 2021 standards (i.e. in excess of the 10% minimum required). This is proposed to be achieved through a combination of fabric first approach and the use of air source heat pumps (ASHP). Condition 49 of the Outline Planning Permission requires these measures to be installed and functional prior to occupation.
31. Pursuant to outline condition 52, the Reserved Matters for each development phase are to include details of measures to reduce water consumption as far as possible. Calculations are provided that demonstrate each house type will meet a requirement for <110L pp/pd, consistent with the approach set out in the WBC Climate Change Interim Policy Position Statement.

Residential Amenities:

32. Core Strategy Policy CP3 *General Principles for Development* requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the BDG SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.
33. The application site is well separated from the surrounding existing and future development parcels. No objections were raised by neighbours through the consultation process.
34. In terms of the relationship between dwellings within the proposed layout, the BDG SPD establishes minimum separation distances of 10 metres front-to-

front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.

35. The proposed layout complies well with the guidance on separation distances between each new dwelling and makes appropriate provision for outdoor amenity space: each unit meets the minimum 11m threshold. In a handful of cases 22m back-to-back separation are not achieved, however in these cases the impact is mitigated by the house type (blank or fewer windows in the relevant elevation) or through the orientation between dwellings being at oblique angles. It is acknowledged that on large development sites, not all properties are likely to meet all the minimum standards due to various competing standards that need to be applied. The acceptability of this is assessed on a case-by-case basis. All of the apartment units benefit from access to dedicated amenity space in the form of private balconies. Each house is provided with a private garden access gate.
36. The Designing Out Crime Officer highlighted private parking courtyard for apartment units 311-319 as potentially problematic for crime and anti-social behaviour. However, it is considered that this courtyard is well-overlooked from a variety of different dwellings and passive surveillance will provide a deterrent in this regard. A balance will always need to be struck between achieving a high quality and functional design that makes efficient use of the land.

Internal Space Standards

37. MDD LP Policy TB07: *Internal Space Standards* has been superseded by the 'Technical housing standards – nationally described space standard'. This new standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which, since it has a policy in place, the council can choose to apply. All of the proposed unit types would either meet or exceed National Space Standard minimum requirements.
38. MDD LP Policy TB05: *Housing Mix* requires that a portion of dwellings (10-20%) is designed to Lifetime Homes Standards. The Lifetime Homes standard has since been superseded by Part M4(2) of the Approved Document M of the Building Regulations 2010 (as amended). The Approved Document M requires that all dwellings are built to M4(1) standard; it also sets out design principles for optional M4(2) and M4(3) standards. M4(2) standard sets out requirements for designing accessible and adaptable dwellings whilst M4(3) standard sets out requirements for dwellings to be designed for wheelchair users. The

Approved Document M states that the optional standards must be delivered only where this is a requirement of planning condition. Table 5 below sets out the proportion of dwellings designed to M4(2) standard.

	Affordable	Market
M4(2)	5	10
Non-M4(2)	44	81
Total	49	91
% M4(2)	10%	11%

39. Condition 50 of the Outline Planning Permission requires that at least 10% of affordable and market housing is designed to Lifetime Homes standards (or equivalent standard that is in operation at the time that reserved matters are submitted for a phase). As outlined above, the proposal meet the condition requirements. Whilst no M4(3) dwellings are proposed, Approved Document M confirms that this optional standard can only be required if secured under planning conditions. As such, the proposal complies with requirements of MDD LP Policy TB05 and Planning Condition 50.

Highway, Access and Parking Provision:

40. Core Strategy Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* seek to manage travel demand by a variety of measures. Core Strategy Policies CP10 *Improvements in the Strategic Transport Network* and CP19 *Arborfield Garrison SDL* amplify this aim, identifying specific measures relevant to Hogwood Farm, including provision of a Nine Mile Ride Extension linking to the A327. Design Principle 2a of the Arborfield Garrison SDL SPD requires built environment to be structured to create attractive and walkable residential neighbourhoods.
41. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the s.106 legal agreement. A Transport Assessment has modelled the impacts of the development by using the Wokingham Strategic Transport Model and included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitments.

Access

42. The Reserved Matters proposals have been designed in accordance with the access strategy and street hierarchy described in the approved Masterplan Framework Document and echoed within the Reserved Matters approval for neighbouring development parcels P7 (223435) and P2 (213645); the development successfully integrates with these previously consented phases.

43. Vehicular access to the parcel is provided via two points along the northern boundary. The principal access is taken from Wheat Street, which also delivers onward pedestrian and cycle connections into the wider SDL. A secondary access connects the parcel to a tertiary street.
44. In addition, the layout incorporates multiple pedestrian links along the western, eastern and southern boundaries, facilitating movement into adjoining parcels and providing direct connections into the neighbouring SANG. The access arrangement integrates effectively with previously consented phases and is fully consistent with the approved parameter plans.
45. Visibility splays for the internal junctions have been submitted and are based on a 20mph design speed. Forward visibility and pedestrian splays from private drives have also been submitted, both of which are compliant. Any landscaping within splays will need to be maintained to be less than 0.6m in height; condition 7 refers.
46. A phased bus strategy to secure public transport links for Finchwood Park has previously been agreed in accordance with Condition 40 of the outline planning consent. Bus stops will be conveniently located along Wheat Street, immediately to the north of the site boundary, thereby ensuring accessibility from this phase of the development.
47. In summary, it is considered that the variety in typology of streets and provision of routes offering priority to pedestrians, would contribute to a well-designed, navigable development.

Car Parking

48. Core Strategy Policy CP6 Managing Travel Demand and MDD LP Policy CC07 Parking require appropriate vehicle parking, in line with the Council's standards set out at Appendix 2 of the MDD LP. Design Principles 3e(i)-(iv) of the Arborfield Garrison SDL SPD require that vehicle and cycle parking is well planned and designed to ensure that it does not have a detrimental impact on the visual amenity and character of the area.
49. The site layout plan includes 233 allocated car parking spaces (as defined by the Parking Standards Calculator) and 55 unallocated/visitor spaces. Active Electric Charging points will be fitted to all dwellings in line with Building Regulations.
50. Parking is well distributed and meets WBC parking standards. The application is therefore acceptable in parking terms, subject to a condition to secure details of on-site infrastructure for EV charging points for visitor parking; 8 refers.

Cycle Parking

51. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover.
52. Appropriate cycle parking for houses is proposed in sheds located within rear gardens. Apartment blocks are served by secure communal stores that are integrated within the ground floor of each building. Outline condition 36 requires cycle parking to be provided prior to the occupation of each dwelling.

Deliveries, Servicing and Refuse Collection

53. Bins / collection points are within 30 metres of the collection points for refuse vehicle, therefore drag distances for refuse collection will not be exceeded within the site.

Flood Risk and Drainage:

Surface Water

54. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SuDS), measures to avoid flood risk. MDD Policy CC10 states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.
55. A Flood Risk Assessment and Surface Water Drainage Strategy support the outline planning permission. The Reserved Matters include details of a drainage scheme that are consistent with the outline strategy, and employs swales, rain gardens, permeable paving and attenuation crates in combination with basin 2, located within the adjacent SANG area.

Foul Water

56. The principles for the site wide Foul Drainage Strategy have been approved at outline stage. Foul drainage for the development is to discharge to the public sewer network via an existing pumping station located within adjacent development parcel P5. Since the proposals are consistent with the foul drainage scheme agreed at Outline stage, Thames Water raise no objection to the application.

Ecology:

57. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of

ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.

58. The Environment Act (2021) introduced a requirement for new development (from November 2023) to provide a 10% net gain of biodiversity. The original outline application was approved at a time when the use of biodiversity impact assessment calculators – used to consider a development scenario and whether there is a biodiversity net loss or gain – was not widespread and the National Planning Policy Framework wording was weaker at justifying the requirement for this approach. However, the Council's ecology specialist made an overall assessment and identified that there would be significant net benefits; the outline planning permission thus securing the provision and security of 29.7ha semi-natural greenspace. This has since been delivered as SANG, the area having recently been adopted by the Council. Thus, whilst it is not possible to retrospectively seek a biodiversity impact assessment calculation for individual RM parcels, the principle of biodiversity enhancement is nevertheless integral to the development.
59. At the Outline Planning Application stage, various surveys were undertaken to establish the nature of biodiversity interest within the site and its vicinity and to inform the Ecological Impact Assessment. The Environmental Statement submitted as part of Outline Planning Application identified that Hogwood Farm site supported important habitats (such as ancient woodland and species-rich hedgerows) and several important and/or protected species (such as bats and breeding birds). The assessment identified that the Hogwood Farm proposals would result in negligible to moderate detrimental impacts in ecology terms. It was proposed that mitigation of these impacts would be achieved through habitat creation, including new ponds, woodland and grasslands (mainly within the SANG), an appropriate bat mitigation strategy (including a sensitive lighting scheme), a detailed reptile mitigation strategy (that would enable the retention of the reptiles within the wider site), and a Biodiversity Action Plan that would deliver a range of general biodiversity mitigation and enhancement measures. These were secured under Conditions 21-30 of the Outline Planning Permission.
60. The Reserved Matters application is accompanied by a suite of ecological reports which consider the impact of development on woodland and hedgerows, ecological permeability, bats, reptiles, and non-native invasive species, together with recommended mitigation and arrangements for long-term management. The reports and strategies comprehensively describe the potential impact of the development on protected species and propose mitigation where required.

Thames Basin Heaths Special Protection Area (SPA)

61. The SPA was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new

residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The site falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi) of Arborfield Garrison SDL SPD, mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided and a financial contribution towards Strategic Access Management and Monitoring (SAMM).

62. The impact of the development has been mitigated through the provision of 29.7ha of SANG to the south-west of the application site. The SANG provides a suitable space to compensate for the growth in resident numbers associated with the Hogwood Farm development. The SANG is open to public and the current application demonstrates an appropriate pedestrian route.

Environmental Health:

Noise

63. Core Strategy Policy CP1 *Sustainable Development* seeks to avoid development in areas where noise may impact on the amenity of future occupants and MDD LP Policy CC06 *Noise* reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
64. The Outline Planning Permission was accompanied by Environmental Statement which considered the potential for the proposed development to impact on noise at existing and proposed receptor locations, both during the construction and operational stages of the development. The impact during the construction phase would be mitigated through a Construction and Environment Management Plan, submission of which is required prior commencement of development within each parcel under Condition 43 of the Outline Planning Permission. Moreover, to protect occupiers of neighbouring properties from impacts associated with construction activities, no building works would be permitted outside hours specified under Condition 44 of the Outline Planning Permission.
65. The noise assessment submitted as part of Environmental Statement also considered the impact of increased traffic noise on future receptors. It was recommended that future buildings that would be located close to the road network are designed to achieve guideline internal ambient noise levels set out in BS8233. The Outline Planning Permission did not require that Reserved Matters Applications are supported by site-specific noise assessment.

Air Quality

66. Core Strategy Policy CP1 *Sustainable Development* establishes that development should minimise the emission of pollutants into the wider

environment and that areas where pollution may impact upon amenity of future occupiers are avoided.

67. An air quality assessment has been carried out as part of the Environmental Statement, which concluded that the impact of the Hogwood Farm development on air quality would be negligible and that, with the exception of the construction phase, no mitigation measures are required.

Contamination

68. Core Strategy policy CP1 *Sustainable Development* requires development to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution may impact upon the amenity and safety/health of future occupiers.
69. A preliminary risk assessment formed part of the Environment Statement, which accompanied the Outline Planning Application. It identified potential pollutant linkages both on and off site that could present a risk to end users. Accordingly, condition 57 requires a site-specific risk assessment to be submitted prior to commencement and an effective remediation scheme implemented if applicable.

Heritage and Archaeology:

Heritage

70. Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB24 *Designated Heritage Assets* establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.
71. The Outline Planning application was accompanied by Heritage Assessment (reference 203370.02 Rev 1) which established likely effect of the development at Hogwood Farm on the significance of the identified built heritage assets within and around the site. However, by virtue of their location some distance from the Reserved Matters site in combination with intervening development, the proposal is not considered to result in harm to the heritage assets, their setting or significance.

Archaeology

72. Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB25 *Archaeology* require the archaeological impact of development to be taken into consideration. Condition 61 of the Outline Planning Permission requires Reserved Matters applications to be supported by a Written Scheme of Investigation (WSI) that details an investigative archaeological work in areas where previous evaluation has deemed this necessary.

73. Archaeological investigations have already been undertaken within parcel P6 as part of a wider programme of works. The heritage statement submitted with the application confirms that all necessary on-site mitigation for this parcel has been completed.

Community Infrastructure Levy (CIL):

74. When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

CONCLUSION

75. The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison SDL. It is considered that the application will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:

Yes

Recommendation:

Approve

**Recommendation
agreed by:
(Authorised Officer)**

NC

	Nick Chancellor, Development Delivery Manager
Date:	28/04/2026