

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242942
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	21/02/2025 (EoT)
Proposal: Application for non-material amendment to reserved matters approval 231095 to allow amendment to the types and tenures of the S106 affordable homes within Parcel 10. Amended parking plan.	

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2179	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 sq.m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq. m of non- residential floor space (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 area); 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; 24.Bats; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.	Approved 14/11/2018

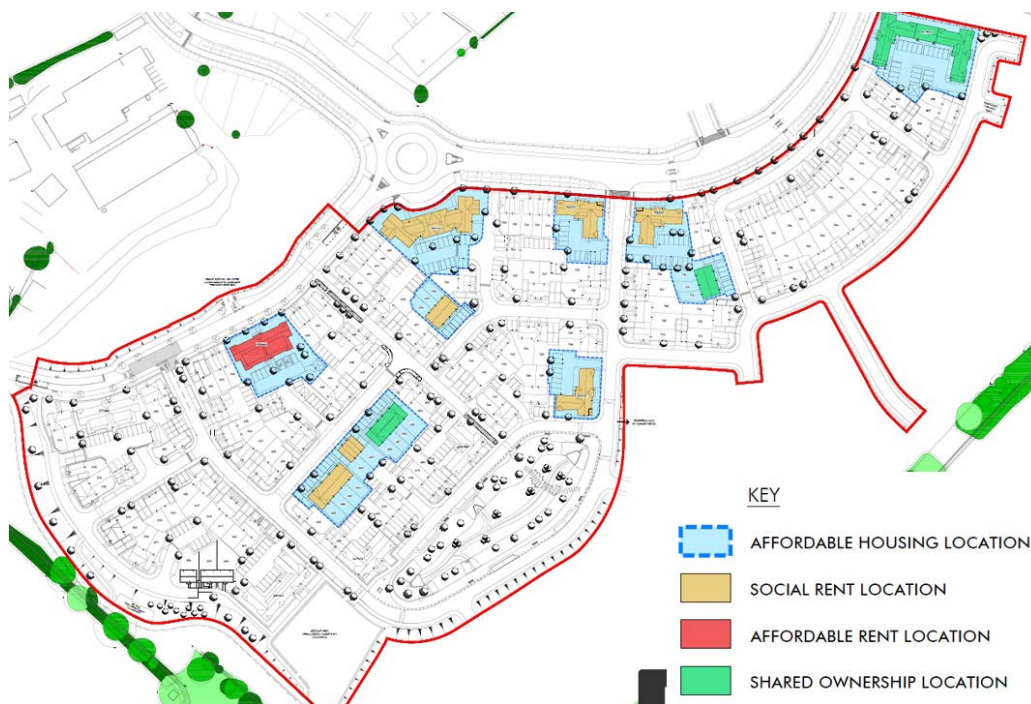
	SANG landscape scheme. Additional condition 66. Foul drainage	
231095	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 256 dwellings across Parcel P10 with access via the 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

APPRAISAL

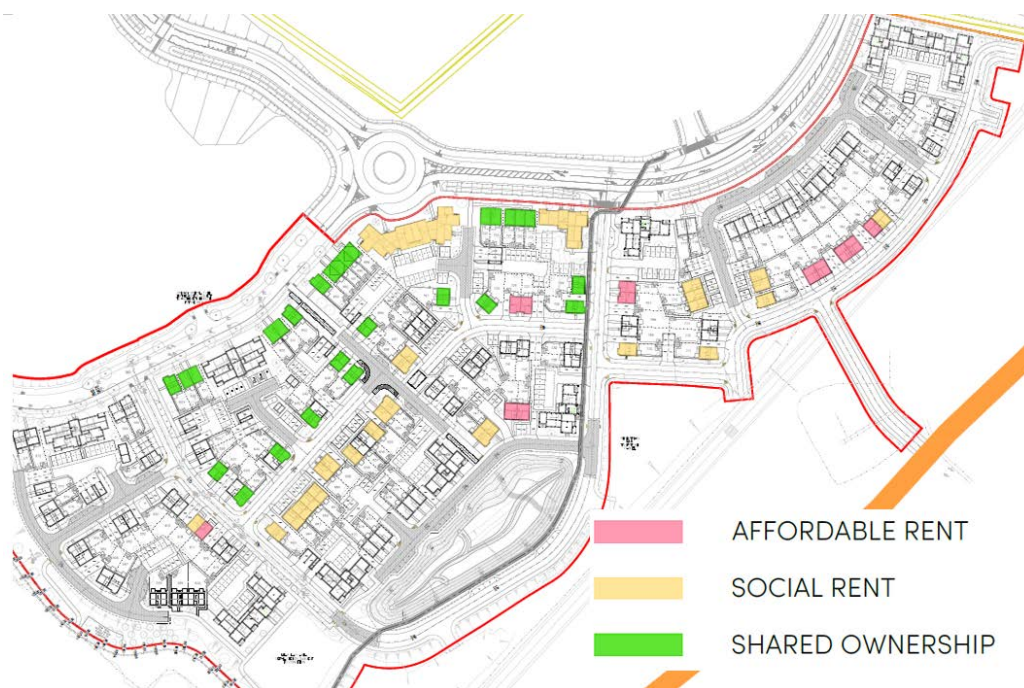
Is the proposed change non-material?

Yes	☒
No	☐

The application seeks to amend the house types to be delivered as s.106 affordable homes within Finchwood Park parcel P10 (RM approval 231095). The changes are sought by Vistry and at the request of Metropolitan Thames Valley Housing Association (the Registered Provider). No alteration is proposed to the plans or elevations of any of the house types (or apartments); only to the designated tenure for various plots across the site. As is the case with the approved RM tenure plan, 35% of the dwellings (89 of 256 dwellings in this phase) would be delivered as s.106 affordable housing (i.e. as a planning obligation).



Tenure plan as per approved RM 231095 (35% affordable housing)



Tenure plan as proposed (35% affordable housing)

The Housing Officer has reviewed the proposals and is satisfied that the proposed tenure plan would ensure an appropriate balance of tenures and unit types across the 35% (89 no.) affordable dwellings. Had this tenure plan been proposed as part of the original RM application it would have been supported. As such, the current application proposal is not considered to be a material amendment.

Whilst not a change that is being sought through the current application, the LPA has been advised that the developer intends to deliver the remaining 167 dwellings in this phase (i.e. the 65% 'market' units, shaded grey in the above proposed tenure plan above) as affordable housing. Were this to transpire, parcel P10 would be delivered as 100% affordable housing. However, it should be noted that this would not come about as a requirement of the planning permission since there is no planning obligation that would compel the developer to do so. The Affordable Housing Scheme (pursuant to the s.106) requires 35% affordable housing to be delivered in each development phase. The developer, if so inclined, may choose to exceed the 35% requirement (as defined on the tenure plan for this phase); in which case no additional planning approval or amendment would be necessary. In accordance with the s.106 agreement and approved Affordable Housing Scheme, all development phases at Hogwood Farm (Finchwood Park) are expected and required to deliver 35% affordable housing on site (as a planning obligation). Were the developer to exceed 35% affordable housing in P10 (on a voluntary basis), this would not have any bearing on the overriding obligation to deliver 35% affordable housing in each and every development phase across the wider outline planning permission.

Parking

An updated parking plan has been submitted which clarifies the allocation of spaces for the flatted blocks, thus allowing for EV charging infrastructure to be appropriately tendered and managed. The applicant has also clarified that the quantum and

allocation of parking typologies will meet RP operational requirements for each flat block. The overall number of parking spaces remains as per the original RM approval and is therefore acceptable.

Condition 2:

Condition 2 of Reserved Matters 231095 refers to two “dwelling packs” nominally split by tenure:

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Title	Drawing no.	Rev	Received by the LPA
Site Layout	3112-C-1005-PL	H	13 December 2023
Site Location Plan	3112-A-1000-PL	B	7 December 2023
Dwelling Pack - Affordable Housing	/	/	12 December 2023
Dwelling Pack - Market Housing	/	/	7 December 2023
Tenure Plan	3112-A-1702-PL	D	13 December 2023
Refuse Plan	3112-A-1701-PL	D	13 December 2023
Parking Plan	3112-A-1700-PL	D	13 December 2023
Drainage Statement	C86651-JNP-92-XX- RP-D-1000	P03	6 November 2023
Schedule of Accommodation	/		11 December 2023

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

In light of the tenure substitutions referenced earlier in this report, some units that were previously affordable are to be delivered as market housing (and vice versa). As such, it is proposed that the title of the dwelling packs is amended in the condition wording to remove direct reference to tenure, as follows:

- Dwelling Pack (Part 1)
- Dwelling Pack (Part 2)

Condition 16:

The applicant has not sought to amend or delete condition 16 of Reserved Matters 231095, which is worded as follows:

Specialist Accommodation

16. The flats comprised in apartment block identified in red on Tenure Plan 3112-A-1702-PL Rev D (plot numbers 633-644) shall only be used as Specialist Supported Accommodation, which is accommodation that:

- a) Is made in conjunction only with a supply of support,
- b) Is made exclusively available to households including a person who has been identified as needing support.
- c) Is made exclusively available to people who have learning disabilities, physical disabilities and mental health needs.

The flats shall be used as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: The accommodation has been structurally designed to accommodate people in need of specialist support and the provision this accommodation to a person belonging to the identified groups justifies the mix of affordable housing provided. Relevant Policy: Core Strategy Policy CP2, MDD LP Policy TB05, and guidance contained in the Affordable Housing SPD.

Whilst this apartment block (plot #s 633-644) is no longer proposed to be s.106 affordable housing, the condition itself does not refer to whether these units are to fall within an affordable tenure or otherwise (only that it be used as Specialist Supported

Accommodation). The LPA has been advised that it remains the intention of the developer (and RP) to deliver / let these units as both affordable housing and specialist housing (albeit not as a s.106 planning obligation); as such the condition is retained in its original form. The retention of condition 16 should not be taken to infer any planning or legal requirement to deliver plot numbers 633-644 as Affordable Housing. For the avoidance of doubt, the plot locations for section 106 affordable housing are defined within the Tenure Plan and Schedule of Accommodation only.

Community Infrastructure Levy

The developer previously presented the Council with a Form 6: Commencement Notice. Accordingly, a CIL Demand Notice has been issued on the liable party. The current s.96a application has no bearing on this.

Conclusion:

Overall, the proposed amendments to the tenure plan and parking plan are non-material in nature.

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

Recommendation:	Approve
Date:	19.02.2025

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan
Date:	20/02/25