

Agenda Item 12.

Application Number	Expiry Date	Parish	Ward
242653, 242696, 242811	15/08/2025	Finchampstead	Barkham & Arborfield;

Applicant	Cala Homes (Thames) Ltd
Site Address	Hogwood Farm, Sheerlands Road, RG40 4QY
Proposal	Three planning applications: (1) 242653. Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage. (2) 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 (3) 242811. Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements.
Type	(1) Full (2) Reserved Matters (3) Non Material Amendment (s.96a)
Officer	Nick Chancellor
Reason for determination by committee	(1) Major application (2) RM application includes details of planning obligations linked to (1) (3) Subject to acceptability of applications (1) and (2)

FOR CONSIDERATION BY	Planning Committee on Wednesday, 9 July 2025
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION 1	(1) Application 242653: APPROVAL subject to conditions and informatives outlined in Appendix 1 of this report and the completion of a section 106 legal agreement between the Council and the applicant for the following Heads of Terms: - Administrative - Payment of the Council's Professional and legal costs, whether or not the agreement completes; - Payment of the Council's reasonable fees in monitoring and implementing the S106, payable at £538 per planning obligation

	trigger subject to indexation using the BCIS (Building Cost Information Service) index; payable on completion of the deed; and a commitment to cover the Council's additional costs. • All payments of fees or contributions to be indexed from the date of completion of the Section 106 agreement to the date of payment using the BCIS index. Allotments • Allotment site to be constructed and delivered by developer in accordance with the allotment land specification approved by the council prior to the earlier of occupation of either the 35th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • Allotment site to be transferred to the council within 3 months of the council issuing a certificate of completion for the Allotment; Sports Hub (Pavilion, Astroturf 3G Pitch, Grass 11 a side Pitch and Kickabout Area and associated car parking) Pavilion and associated car parking • The pavilion to be constructed and delivered by developer in accordance with the pavilion specification annexed to the deed prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The pavilion to be transferred to the council within 3 months of the council issuing a certificate of completion for the pavilion; Astroturf Pitch 3G (Third Generation) • The Astroturf Pitch 3G to be constructed and delivered by developer in accordance with the Astroturf Pitch 3G specification approved by the council prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The Astroturf Pitch 3G to be transferred to the council within 3 months of the council issuing a certificate of completion for the Astroturf Pitch 3G; Grass 11 a side Pitch and Kickabout Area (Pitch and Kickabout Area) • The Pitch and Kickabout Area to be constructed and delivered by developer in accordance with the Pitch and Kickabout Area 3G specification approved by the council prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The developer to maintain the Pitch and Kickabout Area during the maintenance period from the issue by the council of the certificate of completion for the Pitch and Kickabout Area
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	• The Astroturf Pitch 3G to be transferred to the council within 5 Working Days of the council issuing the final certificate for the Astroturf Pitch 3G. Contributions • Bus contribution of £43,872 to be used towards improvements to bus services and related bus stops to be paid to the council prior to occupation of the 20th dwelling within the Full Development; • My Journey Travel Plan contribution of £29,376 (at £612 per dwelling) towards MY Journey initiatives to be paid to the council prior to occupation of the first dwelling within the Full Development; • Photovoltaic Panel (PV) contribution of £10,850 (for allotment site) PV Panel Contribution to be paid to the council prior to occupation of the 36th dwelling within the Full Development; • NHS contribution of £43,497 to be used towards the funding of an estate project to create additional health facilities to serve residents of the development; to be provided either within the Swallowfield Medical Practice or Finchampstead Practice or other facilities or services within the vicinity of the Full Development. • Strategic Access Management and Maintenance (SAMM) payment of £51,195 to the council for the Thames Basin Heath SPA prior to the occupation of the first dwelling to be occupied within the Full Development; • SANG (non-financial, utilising capacity reserved by the developer within the existing Finchwood Park SANG); • A late stage review of the financial viability of the scheme prior the sale of the 36 dwelling within the Full Development such review to be by an independent specialist in viability appraisal and to be paid for by the developer. The purpose of the late stage viability appraisal is to assess whether the viability of the proposed development may change and whether an affordable housing contribution is viable. Or ii) That the committee authorise the Head of Development Management to REFUSE full planning permission if the legal agreement is not completed within six months of the date of this resolution (unless officers on behalf of the Head of Development Management agree to a later date for completion of the legal agreement).
RECOMMENDATION 2	(2) Application 242696: Subject to the committee first resolving to approve (1) as recommended above, APPROVAL subject to

conditions and informatives outlined in Appendix 2 of this report and the completion of a section 106A Deed of Variation to the s.106 legal agreement (for 181194) between the Council and the applicant / site owners for the following Heads of Terms:

Administrative

- Payment of the Council's Professional and legal costs, whether or not the agreement completes;
- Payment of the Council's reasonable fees in monitoring and implementing the S106, payable at £538 per planning obligation trigger subject to indexation using the BCIS (Building Cost Information Service) index; payable on completion of the deed; and a commitment to cover the Council's additional costs.
- All payments of fees to be indexed from the date of completion of the Section 106 agreement to the date of payment using the BCIS index.

Allotments

- New definitions of Allotment Land and Allotment Land Specification, definition of Allotment Land in the Principal Agreement to be deleted;
- Part 3 of Schedule 5 of the Principal Agreement to be deleted and a new Part 3 of Schedule 5 inserted in its place securing the following:-
 - Allotment site to be constructed and delivered by developer in accordance with the allotment land specification approved by the council (prior to occupation of the first dwelling to be occupied within development parcels P4 and P5 of the Development (Planning reference 181194)) prior to the earlier of occupation of either the 35th dwelling within the Full Development or 100th dwelling to be occupied within development parcels P4 and P5 of the Development;
 - Allotment site to be transferred to the council within 3 months of the council issuing a certificate of completion for the Allotment;

Sports Hub (Pavilion, Astro turf 3G Pitch, Grass 11 a side Pitch and Kickabout Area and associated car parking)

- New definitions of Sports Hub, Sports Hub Land replacing deleted definitions of Sports Hub, Sports Hub Land in the Principal Agreement; New definition of Sports Hub Specification inserted.
- New definition of Pavilion and Pavilion Specification, Senior Football Turf Pitch and Informal Kick-About Area and Senior Football Turf Pitch and Informal Kick-About Area Specification, Astro turf Pitch 3G (third generation) and Astro turf Pitch 3G (third generation) Specification inserted in the Principal Agreement;

	• New definitions of Full Planning Permission, Full Planning Application, Full Development, Land Use Parameter Plan, Landscape and Open Spaces Parameter Plan and all other associated definitions necessary to give effects to the deed of variation of the Principal Agreement to be inserted in the Principal Agreement; • Part 4 of Schedule 5 of the Principal Agreement to be deleted and a new Part 4 of Schedule 5 inserted in its place securing the following:- - Pavilion and associated car parking • The pavilion to be constructed and delivered by developer in accordance with the pavilion specification annexed to the deed prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The pavilion to be transferred to the council within 3 months of the council issuing a certificate of completion for the pavilion; Astroturf Pitch 3G (Third Generation) • The Astroturf Pitch 3G to be constructed and delivered by developer in accordance with the Astroturf Pitch 3G specification approved by the council prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The Astroturf Pitch 3G to be transferred to the council within 3 months of the council issuing a certificate of completion for the Astroturf Pitch 3G; Grass 11 a side Pitch and Kickabout Area (Pitch and Kickabout Area) • The Pitch and Kickabout Area to be constructed and delivered by developer in accordance with the Pitch and Kickabout Area 3G specification approved by the council prior to the earlier of occupation of either the 40th dwelling within the Full Development or 100th dwelling to be occupied with development parcels P4 and P5 of the Site Wide Development; • The developer to maintain the Pitch and Kickabout Area during the maintenance period from the issue by the council of the certificate of completion for the Pitch and Kickabout Area; • The Astroturf Pitch 3G to be transferred to the council within 5 Working Days of the council issuing the final certificate for the Astroturf Pitch 3G. Children's Play Area The table at Paragraph 12 of Part 2 of Schedule 5 in the Principal Agreement shall be deleted and replaced with the following updated table: Children's Play Area Table:
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	Updated Children's Play Areas	Children's Play Areas Completion payment triggers	Children's Play Areas Maintenance Sum
	LEAP1 in combination with LAP	Prior to Occupation of the 25 th Dwelling in aggregate across the combination of any of the following Development Parcels: P2, P6, P7, P8 and P9	£135,040 (LEAP) And £10,453 (LAP)
	LLAP1	Prior to Occupation of the 25 th Dwelling in aggregate across the combination of the following Development Parcels: P2, P3, P4, P5 and P6	£168,800
	LEAP2	Prior to Occupation of the 25 th Dwelling in aggregate across the combination of any of the following Development Parcels: P10, P11, P12a and P12b	£135,040 (LEAP)
	LAP	Prior to Occupation of the 46 th Dwelling on the Full Application Site	£10,453
	NEAP in combination with LAP	Prior to Occupation of the 25 th Dwelling in aggregate across the combination o the following Development Parcels: P6, P7, P10, P11 and NC	£384,000 (NEAP) and £10,454 (LAP)
	LLAP2	Prior to Occupation of the 46 th Dwelling on the Full Application Site	£168,800
	BMX Facility	Prior to Occupation of the 46th Dwelling on the Full Application Site	£101,280
	All other consequential amendments to the Principal Agreement necessary to give effect to the above.		
OR			
ii) That the committee authorise the Head of Development Management to REFUSE Reserved Matters if the legal agreement is not completed (varied) within six months of the date of this resolution (unless officers on behalf of the Head of Development Management agree to a later date for completion of the amendment to the legal agreement).			
RECOMMENDATION 3	(3) Application 242811: Subject to the committee first resolving to approve BOTH (1) and (2) as recommended above; AMEND		

SUMMARY

Hogwood Farm (now Finchwood Park) is allocated in the Development Plan as a Strategic Development Location (SDL), within which significant growth is planned to meet Wokingham's housing and development needs. The current applications follow the grant of outline planning consent for the development of the wider Finchwood Park site for 1,500 dwellings, industrial floorspace and other supporting infrastructure in 2017 (and amended in 2018) under O/2014/2179 and 181194 respectively.

The application sites are formed of two contiguous areas totalling 9.27ha to the far south east of Finchwood Park. Three planning applications are before the planning committee which together seek to secure the delivery of a comprehensive masterplan. A new, full planning application (ref: 242653) relates to a proposed residential development of 48 market dwellings (additional to the 1,500 dwellings approved under the extant outline planning permission), whilst a separate RM application (ref: 242696) seeks detailed approval for sports pitches, a pavilion building, allotments, play areas and associated car parking facilities (pursuant to outline planning permission 181194). A s.96a Non Material Amendment (NMA) application (ref: 242811) also seeks to update the approved parameter plans for the outline planning permission, regularising the revised land use configuration proposed under the aforementioned Full and Reserved Matters applications. The three applications are interdependent and therefore presented for consideration by the planning committee in parallel.

Under the terms of the existing s.106 agreement for Hogwood Farm / Finchwood Park, responsibility for delivery of the sports hub and allotments rests with the Council (on land to be provided by the developer and allocated for this purpose). However, since existing CIL resources (and those expected to be received in future years) have been allocated towards other infrastructure projects across the borough, it is unlikely these facilities could be funded in the short to medium term. It should also be noted that CIL was never intended to cover all infrastructure listed on the Council's original 123 infrastructure list. Significant increases in build costs since adoption of the SDL and approval of the Arborfield Outline approval have further impacted the ability of CIL and s106 to pay for infrastructure. As such it is considered that the current applications would help secure early delivery of this infrastructure. A Deed of Variation to the original s.106 is therefore proposed and would define the sports hub and allotment land as planning obligations, tied to the proposed development of 48 additional dwellings.

Whilst the development would make a meaningful contribution to the Borough's housing supply, it does not include any affordable housing. The application is supported by a viability assessment which has been independently tested and verified by a specialist consultant acting on behalf the LPA. This demonstrates that no affordable housing would be viable in combination with the proposed sports hub and allotment obligations given the significant costs associated with building out the community infrastructure.

The applications have been the subject of detailed and collaborative pre-application discussions; the proposed sports hub and allotment designs having been tailored to the Council's and local operational requirements. It is considered that the additional dwellings can be delivered within the original sports and allotment land without compromising the ability to deliver high quality facilities on the balance of the land. The development would

provide local facilities that reduce the needs for residents to travel further afield. The development would have the appearance of a natural extension to SDL development, respects the landscape setting and does not significantly erode settlement separation. No significant negative impact on the amenities of existing and future residents has been identified.

The application is therefore recommended for approval subject to the conditions and planning obligations set out in this report.

RELEVANT PLANNING HISTORY		
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).	Planning permission granted 9/1/2017
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.	Minor material amendment (s.73) application to O/2014/2179 – approved 14/11/2018.
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

242332	Application for non-material amendment to planning consent 181194 to allow removal of condition 5.	Approved 26/09/2024
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
220175 + NMAs 222334 and 223479	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
230529	Full application for the temporary formation of a visitors car park, temporary formation of a SUDS drainage basin and temporary landscaping to facilitate use of units 1 and 2 as a sales centre within development phases P14 & P15 at Hogwood Farm (Reserved Matters 220175 pursuant to outline consent 181194 refers).	Approved 24/05/2023
221079	Full application for the proposed temporary emergency access from the Nine Mile Ride Extension (NMRE) for a period of 5 years to provide access to Parcels 14 and 15 at Hogwood Farm (in accordance with the hybrid application ref: O/2014/2179 and 140674 as varied by the minor material amendment application ref: 181194).	Approved 06/09/2022
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.	Current application / pending determination
250819	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 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and	Current application / pending determination

	sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
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DEVELOPMENT INFORMATION (242653 & 242696 combined)	
Site area	- (1) Full application (242653): 2.153ha - (2) Reserved Matters (242696): 7.12ha comprised of sports hub (4.275ha), allotments (1.475ha) & public open space (balance of space) COMBINED AREA: 9.27ha
Proposed residential units	48
Proposed density - dwellings/hectare	22.3dph (#242653 red line: 2.153ha)
Number of affordable units proposed	0 (see report)
Proposed infrastructure:	Single storey sports pavilion (GIA 365 m ²) 1x adult grass football pitch 1x adult 3G football pitch Ancillary training pitch / kick-about area Allotments (83 No. plots) Play facilities: 1x LLAP, 1x BMX track, 1x Trim Trail
Previous land use (both sites)	Agricultural
Existing parking spaces (both sites)	0
Proposed parking spaces (residential):	150 (96 driveway/allocated, 32 garage, 22 visitor/unallocated)
Proposed parking spaces (infrastructure)	Sports hub: 91, Allotments: 13
CONSTRAINTS / PLANNING STATUS	Strategic Development Location (SDL) Countryside Within 5km of the Special Protection Area (SPA) Shepperlands Copse Local Wildlife Site (200m east of site) Longmore Bog SSSI (1KM north-east of site) Archaeological site (part) / Area of High Archaeological Potential Overhead Electricity Cable Consultation Zone Tree Preservation Order (ref 1444/2012) Listed Buildings (adjacent): Shepperlands Cottage (Grade II) – & Shepperlands Farm (Grade II) – both properties are located to the east of the site boundary (c. 150 / 100m). West Court (Grade II) is located 200m to the south west.

CONSULTATION RESPONSES (242653 & 242696)	
WBC Highways	No objection subject to conditions
WBC Drainage	No objection subject to condition
WBC Landscape & Trees	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Rights of Way	No objection subject to conditions
WBC Affordable Housing	Not policy compliant
WBC Ecology	No objection
WBC Sustainability	No objection subject to conditions
WBC Built Heritage	No objection
WBC Education	No comments received
Royal Berks Fire & Rescue	Standing advice provided
Natural England	Mitigation required in respect to Thames Basin Heath SPA.
Thames Water	No objection
Thames Valley Police	Comments in respect to residential layout
Sport England	No objection subject to conditions
NHS ICB	Requests financial contribution
Berkshire Archaeology	No objection subject to condition
REPRESENTATIONS	

Arborfield Parish Council:

242653 – Full application for 48 dwellings:

Received 25/11/2025

“Arborfield & Newland Parish Council has no objections to this planning application.”

242696 – Reserved Matters application

Received 21/03/2025

“Arborfield & Newland Parish Council has no objections to this planning application.”

Received 25/11/2024

“Arborfield & Newland Parish Council has no objections to this planning application.”

Barkham Parish Council:

242653 – Full application for 48 dwellings

Received 09/04/2025

“Barkham Parish Council has no objections with this application, however as per our previous comments, the Parish Council insist that the sports and leisure amenities be built before the additional housing.”

Received 28/11/2024

“Barkham Parish Council are concerned about the loss of community amenity space to additional housing, but understand that the additional houses proposed by CALA are to enable CALA to provide the sports facilities rather than the Borough Council, bringing the sports and leisure areas forward now rather than after development has taken place.

As part of this, CALA will provide a 3g pitch rather than just grass pitches, which will enable longer use of the pitches. It is essential that the sports and leisure amenities are provided for the residents before the houses are built.

From this, the parish council request a condition be placed if approved that the sports and leisure infrastructure must be built before the additional 48 houses are built."

242696 – Reserved Matters application

Received 09/04/2025

"Barkham Parish Council has no objections with this application, however as per our previous comments, the Parish Council insist that the sports and leisure amenities be built before the additional housing."

Finchampstead Parish Council:

242653 - Full application for 48 dwellings

Received 21/11/2024

"The Committee RESOLVED to raise NO OBJECTION to this planning application. The resolution was correctly proposed and seconded (unanimous)".

242696 – Reserved Matters application

Received 17/04/2025

"The Committee RESOLVED to raise NO OBJECTION to this planning application. We support Barkham Parish Council's comments and would encourage delivery of the allotments and other facilities before the houses are occupied. The resolution was correctly proposed and seconded (unanimous)."

Received 21/11/2024

"The Committee RESOLVED to raise NO OBJECTION to this planning application. The resolution was correctly proposed and seconded (unanimous)."

[OFFICER NOTE RE: ALL PARISH COUNCIL COMMENTS: The developer proposes to implement both applications in parallel – this is to maximise operational efficiency and shorten the overall construction period (and reducing disruption to neighbouring residents). Triggers will be included within the s.106 agreement to require the sports hub & allotment infrastructure to be completed prior to the full occupation of the residential site. Additional triggers will also link completion of the infrastructure to development milestones within the original outline planning permission].

Local Members:

Cllr Adrian Betteridge:

242653 - Full application for 48 dwellings

Received 28/11/2024

"Applications 242653 and 242696 are implicitly linked and the first part of my response relates to both applications accordingly. Application 242653 for 48 additional dwellings will increase the total number of new dwellings in the Arborfield Garrison SDL and thus the

pressure on roads, facilities and other infrastructure. Given the dependency between developer funded sports facilities I assume that the per-dwelling contribution to general facilities will be lower. Whilst 48 dwellings may seem insignificant compared to the overall development scale, the additional pressure needs to be considered alongside that from the recent approval of housing north of Langley Common Road and additional housing to the north of the SDL proposed in the Local Plan Update. The Transport Statement identifies an additional 28 peak hour trips from the development, based on 2021 pandemic census data. Some of these will inevitably be towards the closest major settlement and railway station of Wokingham, exacerbating existing congestion on Barkham Road. On the basis of the above issues my inclination would be to not support the proposal. However, in this case there are mitigations compared to other emergent applications, and one significant benefit. The proposed development is within the existing SDL boundary and thus does not contribute to urban sprawl or closing of settlement boundaries. The loss of open space is proportionately small within the combined applications boundary. The associated sport and leisure facilities appear to be of a good quality and their early delivery will be a genuine positive for the community given the challenges funding such facilities from the available council funding. A primary factor in the community benefit from the linked applications is that the sport and leisure facilities are provided early. Appropriate conditions defining timing for completion should be included in the approval. If this is done, I support these applications.”

242696 - Reserved Matters application

Applications 242653 and 242696 are implicitly linked and the first part of my response relates to both applications accordingly. Application 242653 for 48 additional dwellings will increase the total number of new dwellings in the Arborfield Garrison SDL and thus the pressure on roads, facilities and other infrastructure. Given the dependency between developer funded sports facilities I assume that the per-dwelling contribution to general facilities will be lower. Whilst 48 dwellings may seem insignificant compared to the overall development scale, the additional pressure needs to be considered alongside that from the recent approval of housing north of Langley Common Road and additional housing to the north of the SDL proposed in the Local Plan Update. The Transport Statement identifies an additional 28 peak hour trips from the development, based on 2021 pandemic census data. Some of these will inevitably be towards the closest major settlement and railway station of Wokingham, exacerbating existing congestion on Barkham Road. On the basis of the above issues my inclination would be to not support the proposal. However, in this case there are mitigations compared to other emergent applications, and one significant benefit. The proposed development is within the existing SDL boundary and thus does not contribute to urban sprawl or closing of settlement boundaries. The loss of open space is proportionately small within the combined applications boundary. The associated sport and leisure facilities appear to be of a good quality and their early delivery will be a genuine positive for the community given the challenges funding such facilities from the available council funding. A primary factor in the community benefit from the linked applications is that the sport and leisure facilities are provided early. Appropriate conditions defining timing for completion should be included in the approval. If this is done, I support these applications. Further, in relation to Application 242696: Provision of car parking appears to be adequate, noting lessons from the equivalent Arborfield Green facility. However I note that 12 cycle parking spaces are proposed, compared to 96 car spaces. This indicates how out of step current guidance is with the emerging Local Transport Plan aim for 50% of local trips to be by walking and cycling. Space should be reserved to increase secure cycle parking in the future if required. The proposed cycle ‘BMX’ facility has the potential to be a valued community asset, particularly for young people. There is an opportunity for this to be co-designed with

the local youth cycling club to ensure that what is provided is the best available within space and cost constraints.

[OFFICER NOTE: The planning balance is addressed within the main body of his report. Detailed landscape design of the BMX track would not be fixed by this decision and would be assessed under a planning condition].

Neighbours:

- Proposed area for housing originally allocated for recreational use [OFFICER NOTE: the proposed housing covers 2.153ha and utilises part of the land designated in the outline PP for allotments and sports use. The RM application corresponds to the balance of this area (7.12ha) and is considered sufficient to provide an allotment site and Sports England compliant sports hub].
- Vehicle access to sports hub had previously been envisaged via Park Lane, proposal now relies on Woodlark Way (noise implications for residential amenity) [OFFICER NOTE: vehicular access to the sports hub/allotments has not previously been envisaged via Park Lane. It should also be noted that the approved Reserved Matters for parcels P14&P15 (220175) assumed access to the sports facilities via these parcels]
- Developers should be required to implement planning permission as per original outline parameters (including delivery of allotments/sports) – [OFFICER NOTE: under the terms of the original s.106 agreement, delivery of the sports hub and allotments would fall to the Council (rather than the developer). The current proposal would secure delivery of these facilities by the developer, albeit in a modified location].
- Development should create ecological habitat [OFFICER NOTE: the residential development will achieve 10% biodiversity net gain through the creation of new grassland habitat within Finchwood SANG (off site). In addition to formal BNG, opportunities to introduce on-site habitat are also proposed in the form of swift and bat boxes on residential dwellings].
- Objects to view from property being of additional homes rather than allotments [OFFICER NOTE: the development complies with Borough design guidance in this respect].

Three letters of support – (all pertaining to the Reserved Matters application 242696):

- Early delivery of facilities considered beneficial

PLANNING POLICY

National Planning Policy Framework

National Design Guide

National Planning Practice Guidance

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
 CP10 - Improvements to the Strategic Transport Network.
 CP11 – Proposals Outside Development Limits (Inc Countryside)
 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
 TB09 – Residential Accommodation for Vulnerable Groups
 TB12 – Employment Skills Plan
 TB21 – Landscape Character
 TB23 – Biodiversity and Development
 TB24 – Designated Heritage Assets
 TB25 – Archaeology
 TB26 – Buildings of Traditional Local Character and Areas of Special Character

Other

Borough Design Guide Supplementary Planning Document
 Affordable Housing Supplementary Planning Document
 Sustainable Design and Construction Supplementary Planning Document
 Arborfield Garrison SDL SPD
 Finchampstead Neighbourhood Plan (2023) / Policy AHD1

PLANNING ISSUES

1. In accordance with Section 70 (2) of the TCPA 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. The current Development Plan for Wokingham comprises the Wokingham Borough Council Core Strategy (CS) (2010) and the Managing Development Delivery Local Plan (MDD) (2014).
2. The spatial vision explains that in order to deliver the necessary development within the Borough, the Council has identified a number of high-quality Strategic Development Locations (SDLs) where the majority of the minimum 13,230 new houses

to be delivered in the Core Strategy local plan period will be located. This approach seeks to locate schemes where they can provide easy access to existing facilities and services or where infrastructure improvements can be delivered. In addition, the spatial vision seeks to concentrate development in those towns and villages that either have a significant range of infrastructure including facilities and services now - or will have them as a result of the development proposed through the CS. Development is stated to be less likely in locations where these facilities and services will not be available.

3. The Managing Development Delivery Local Plan (MDD) Policy CC01 – Presumption in Favour of Sustainable Development 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. It continues by stating that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

a) Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Framework (NPPF) taken as a whole; or

b) Specific policies in the National Planning Policy Framework indicate that development should be restricted.

4. Relevant Development Plan policies concerning the principle of development include MDD Policy CC02 - Development Limits, which sets out the development limits for each settlement as defined on the policies map. Core Strategy Policy CP9 – Scale and Location of development proposals sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.

National Policy Context

5. The National Planning Policy Framework (NPPF) is a material consideration in the decision-making process and states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. It continues by explaining that achieving sustainable development means that the planning system has three overarching objectives, these being economic, social and environmental. In order for sustainable development to be pursued in a positive way, the heart of the Framework has an underlying presumption in favour of sustainable development which is carried through to the council's Development Plan. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.

Housing Land Supply

6. To achieve sustainable development, the NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs. However, against this requirement, the Council is currently only able to demonstrate 1.7 years' worth of deliverable sites, rather than a four-year supply required (a 4-year supply is required due to the stage of the Local Plan Update). Subsequently, Core Strategy Policies CP9 and CP11, as well as MDD Local Plan Policy CC02 identified above, which are most important for determining applications for new housing, are considered out-of-date in accordance with Paragraph 11 of the NPPF.

7. Paragraph 11 states that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

the application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

8. The proposed site is not located within any protected area or affect assets of particular importance. Officers must therefore consider whether there are any adverse impacts generated by the development that would significantly and demonstrably outweigh the benefits. This is referred to as the 'tilted balance', as harm and benefits are not weighed equally, but tilted against any adverse impacts. Further considerations around whether any adverse impacts associated with the proposals would significantly and demonstrably outweigh the benefits are considered within the remainder of the report below and within the overall 'tilted' planning balance.

Emerging Local Plan Update

9. The Local Plan Update (LPU), the plan which will supersede the Core Strategy and MDD Local Plan, has been submitted for Examination and the hearings are pending. The application site has not been included as a proposed allocation in the emerging LPU.
10. In considering the weight to be given to Wokingham Borough Council's emerging LPU, it is necessary to refer to Paragraphs 48-50 of the NPPF 2023. Paragraph 48 states that decision-makers may give weight to emerging policies according to:

The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

The degree of consistency of the relevant policies in the emerging plan with the NPPF (the closer the policies are to the Framework, the greater the weight that may be given).

11. Although the council are confident that the emerging LPU and its policies align with the NPPF, the degree of consistency has not yet been tested through examination and cannot be guaranteed. As per other cases, consistency with the NPPF is only one factor, and its relative importance depends on the extent to which the LPU impacts the planning balance in decision-making.
12. As seen in High Court judgements, even when an emerging plan is at an advanced stage, it may still attract limited weight if further consultation and modifications are required, and the Inspector has yet to issue a final report. Wokingham's LPU has several stages yet to be completed, including the examination hearings and main modifications stages, which restricts the weight that can currently be afforded.

13. Using these tests and drawing on the conclusions of the High Court judgments, it is appropriate to conclude that at best, only 'limited weight' can be attributed to Wokingham Borough Council's emerging LPU at this time.
14. It is therefore necessary for the committee to make decisions in accordance with the current Development Plan and have due regard to any other material considerations until such time as the LPU has progressed further.

Principle of development

Full application for 48 no. dwellings (242653):

15. The application site is located adjacent to, but outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, is within the countryside. Policies CP9, CP11 of the Core Strategy and Policy CC02 of the MDD are therefore relevant and seek to restrict development outside development limits other than in a few limited circumstances.
16. The application seeks full planning permission for 48 no. dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage. None of the exceptions given in Core Strategy Policy CP11 apply directly to the residential development when taken in isolation, although it should be noted that the proposed sports hub and allotments – which would be enabled through planning obligations to be linked to the residential development, could be said to “promote recreation in and enjoyment of the countryside” (exception 1).
17. The location of the development is not in accordance with the Development Plan. This is because by seeking to develop a Countryside location, outside defined development limits, it would conflict with the spatial vision for the Borough, set out at Section 3 of the Core Strategy, and would conflict with a number of adopted policies such as CS Policies CP9 and CP11, as well as MDD Local Plan Policy CC02.
18. Notwithstanding that policies CP9 and CP11 are considered out of date, due regard should be had to specific purpose of these policies, which is to maintain the sense of separation between settlements and to maintain the quality of the environment. In this respect an assessment has been undertaken in later sections of report to establish whether the proposal would conflict with this purpose, thereby establishing how much weight is to be given to any identified conflict.
19. The Finchampstead Neighbourhood Plan (NP) was 'made' (adopted) on 21 September 2023 and forms part of the development plan. Policy AHD1 states that development proposals within Hogwood Farm will be supported. Higher residential densities than envisaged within the Core Strategy and SPD will also be supported where they comply with design and layout criteria. Given that an appreciable landscape buffer to Park Lane can be maintained, no significant conflict with the Neighbourhood Plan is identified.

Reserved Matters application for sports hub & allotments (242696)

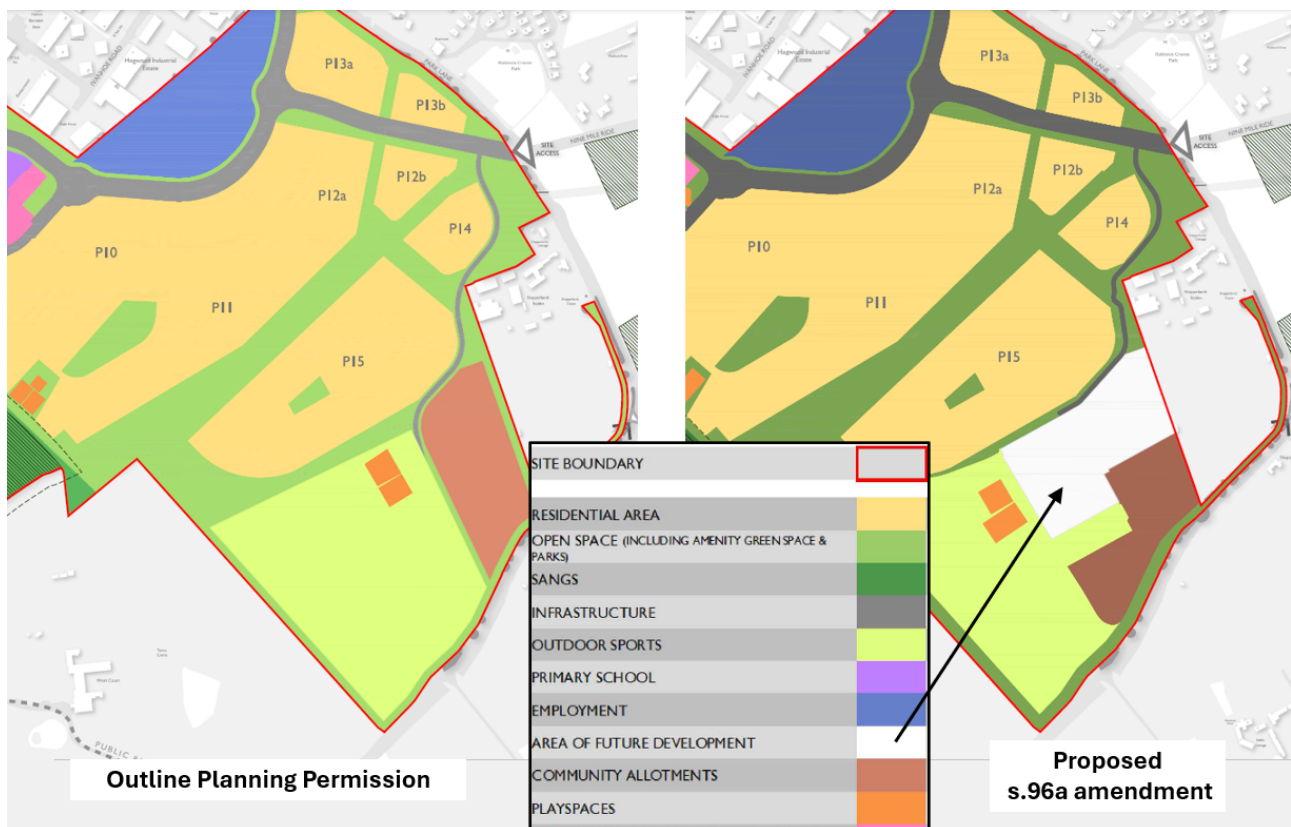
20. The Outline Planning Permission for the wider site (then known as Hogwood Farm) was originally granted in January 2017. This established the principle of development together with access for up to 1,500 new dwellings and associated infrastructure, including the southern section of the Nine Mile Ride Extension (NMRE) and the Hogwood spur road. 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. These parameters designate specific areas for outdoor sports (5.98ha) and community allotments (1.9ha).

21. The Outline Planning Permission was also accompanied by an Infrastructure Delivery Plan and s.106 legal agreement, which together provide for coordinated delivery of the on-site infrastructure necessary to support the development and of a fair share of the SDL-wide infrastructure. Under the terms of the legal agreement, delivery of the sports hub and allotments fall to the Council to deliver on land reserved for this purpose. At the time of the outline planning permission (2017) it was assumed that these elements would be funded through CIL receipts.
22. 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, application 242696 seeks Reserved Matters approval for details of sports pitches, a sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure.

s.93a / Non Material Amendment application (242811)

23. An application is made under s.96a of the Town and Country Planning Act 1990 for a non-material amendment to the parameter plans approved under Conditions 1 of outline planning permission O/2014/2179 (as previously amended by s.73 181194 dated 14/11/2018, s.96a 230923 dated 11/04/2024 and s.96a 242332 dated 10/09/2024).
24. Planning legislation does not provide a statutory definition of what constitutes a 'non-material' amendment. National Planning Guidance states that a material change will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. As an application under s.96A is not an application for planning permission, the existing DMPO provisions relating to statutory consultation and publicity do not apply. Given the changes would not have a significant impact and are considered non-material, no formal consultation or publicity has been undertaken.
25. Application 242811 is to be read alongside the Full and Reserved Matters applications considered in this report. The NMA seeks to update the parameter plans approved under the outline planning permission for Hogwood Farm to reflect the revised land use arrangements proposed under the concurrent applications. The NMA application does not in itself seek explicit approval for any particular scheme; rather it allows for an alternative form of development (in this case, that which is proposed under Full application 242653 and Reserved Matters 242696) to be implemented without conflicting with the Outline planning permission. The effect of approving 242811 would be to substitute the various parameter plans as illustrated below (example shown is Land Use Parameter Plan).



Environmental Impact Assessment:

26. A review of the proposed residential development (242653) has been undertaken in accordance The Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 2017. Schedule 1 advises those developments for which an Environmental Impact Assessment (EIA) is mandatory and, in Schedule 2, those where an EIA may be required.
27. The Regulations give indicative thresholds and guidance to help local planning authorities and developers determine whether an EIA is required. The proposal is not within the Descriptions of development for the purposes of the definition of "Schedule 1 development" and therefore is not Schedule 1 development.
28. Consideration is made as to whether the proposal qualifies under Schedule 2: 10. Infrastructure projects

10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;

'Project' is defined in Article 1(2) of the EIA Directive as: '- the execution of construction works or of other installations or schemes, - other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources.'

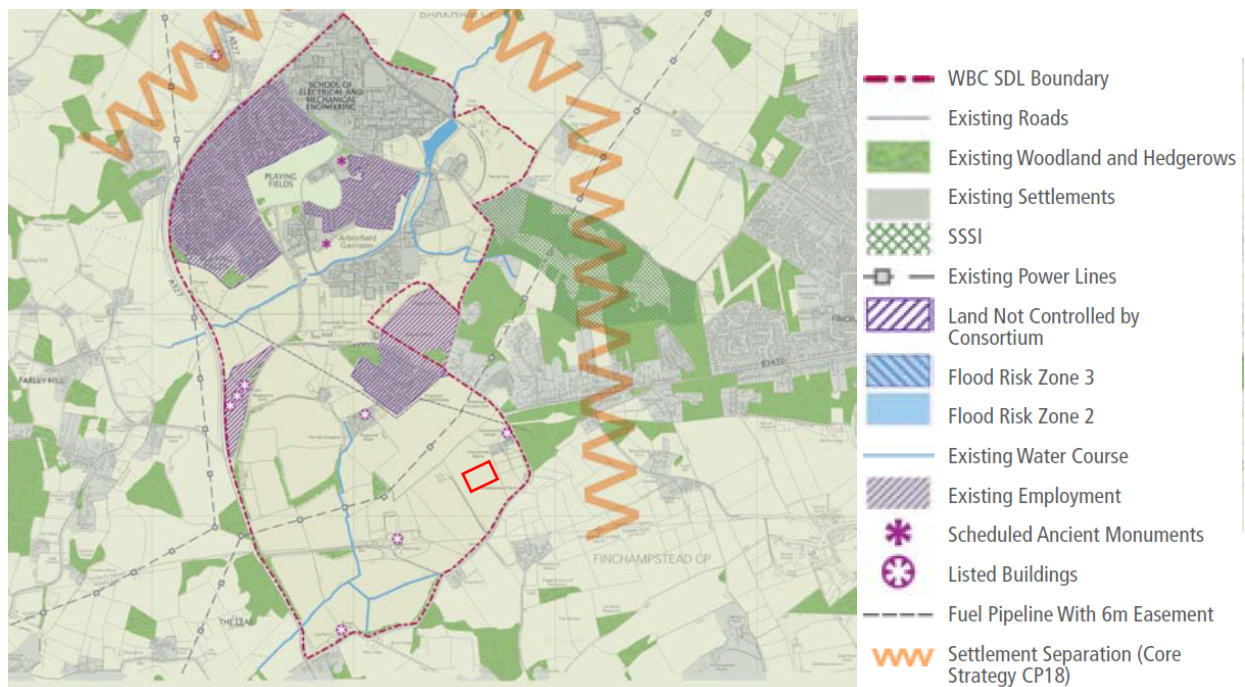
The threshold criteria for such 10 (b) projects, as set out on the 2017 regulations is as follows:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.

29. The development proposal is for 48 dwellings and so does not qualify under either threshold i) or ii). The overall site area for the residential development is 2.153 hectares and so does not qualify under threshold iii). Therefore, the proposal is not Schedule 2 development.
30. As such, consideration of the environmental effects under Schedule 3 – Selection criteria for Screening Schedule 2 Development, is not required. The cumulative effects of the proposed development in combination with the wider Arborfield SDL would only be considered under Schedule 3 of the EIA Regulations if the proposed development exceeded the threshold set out in Schedule 2.
31. Therefore, it is considered that the residential proposal does not require an EIA to be undertaken.

Landscape Buffer and Settlement Separation:

32. The development site (located shown edged red below) is not within an area identified as “Settlement Separation” in the Core Strategy and Arborfield SDL Supplementary Planning Document (SPD). CP18 recognises that the Arborfield Garrison SDL shall include “Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North”. An extract from the SPD is set out below (site location within Arborfield SDL indicated).



33. Whilst classified as Countryside, the site is also located wholly within the Arborfield Garrison Strategic Development Location (SDL), the boundaries of which are indicated above (edged purple). The SDL is envisaged as a well-designed mixed-use development of around 3,500 dwellings together with associated infrastructure. Planning permissions are in place totalling 3,500 dwellings, including 1,500 within the

southern half of the SDL (land at Hogwood Farm/ Finchwood Park), where the current application site is located.

34. 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) but with significant variation across different character areas. Densities are to be lower where the development transitions into surrounding countryside.
35. The residential proposal would form an extension to parcel P15 which is itself within the “Green Edge” character area as defined within the MFD. The proposed density for the application site would be 22dph, in keeping with its peripheral siting. A variety of accommodation types (2 - 4 bedroom houses) are proposed; the form and scale of development (two storey) is commensurate with adjacent phases.
36. The masterplan for the Hogwood Farm / Finchwood Park site identified locations for the SANG and sports facilities / allotments, in combination with the West Court SANG to form a southern green edge to the SDL, thereby providing structural landscape separation to existing development. The proposal seeks to utilise part of this open land. However, it is considered that the design and layout allow for an effective landscape buffer to be maintained to Park Lane. Whilst some physical encroachment would occur, there would only be limited visual or perceived intrusion into the countryside. Conflict with the aims and objectives of the Core Strategy and the Arborfield SDL SPD is therefore tempered.

Impact upon Character of the Area:

37. Both applications are supported by plans showing detail of the layout and design.
38. Core Strategy Policies CP1, Sustainable Development and CP3, General Principles for Development requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, Green Infrastructure, Trees and Landscaping and TB21, Landscape Character and Arborfield Garrison SPD which requires development proposals to protect and enhance the Borough’s Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council’s Landscape Character Assessment.
39. Core Strategy policy CP18 sets out the concept rational for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“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”
40. MDD policy TB08 sets out open space, sport and recreational standards for residential development. Policy TB21 requires applications to demonstrate how they comply with the Council’s Landscape Character Assessment. Policy CC03 requires new development to protect and retain existing trees where possible.
41. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which form part of the Outline planning permission. The MFD serves

as Design Code for the wider Hogwood Farm site, ensuring continuity across the SDL development in accordance with agreed design principles. In procedural terms the MFD only controls the Reserved Matters application (the new Full application not being pursuant to the Outline consent). However, given the residential site location and relationship to the wider Finchwood Park development assessment is made against the MFD for consistency.

42. The sites are situated immediately to the south of Parcel 15, which is a residential phase under construction within the Finchwood Park development (RM approval 220175). The approved P15 layout incorporated a perimeter road along the southern boundary to provide vehicular connections into the sports facilities and allotments that are envisaged to the south. The proposals seek to extend the residential development into part of this site (as shown below), with the balance to be delivered as a sports hub and allotment site, together with public open space, play facilities and a new bridleway.



43. The residential proposal would form an extension to parcel P15, which within the “Green Edge” character area as defined within the MFD. Access is provided through the parcel to facilitate the delivery and operation of the sports hub and allotment site.

44. A mixture of housing types (2, 3 and 4 bedroom houses) are proposed within a layout that has been refined through a process of pre-application engagement with the LPA. The new dwellings are proposed to face the perimeter of the P15 (existing) parcel, mirroring those dwellings with a similar form of development that reflects its emerging character. Units would be set back from the street frontage to allow new trees and soft landscaping to be planted, thereby benefitting of the street scene. An active frontage facing westwards towards the bridleway and sports facilities replicates the approach taken in parcel P15 along Fieldfare Lane. The layout along the eastern edge ensures set back from the boundary, affording landscape screening between the development and neighbouring land to the east.
45. A tree-lined main highway bisects the centre of the site, connecting from Parcel P15 to the north to the allotments & sports hub land to the south and west. Existing field boundary hedges and vegetation have been preserved to the east and west of the site and are integrated into the landscape proposals; blocks of native thicket planting have also been proposed to reinforce the existing historical field hedge along the western boundary. Wildflower meadow seeding is proposed on the eastern and western green edges of the parcel to reflect the rural-edge nature of this part of the site and to increase biodiversity.
46. A pavilion building is proposed to the west of residential development and would act as a central hub for visitors. The building would be accessed from the east via a car parking area. A crossing point is provided through an existing tree belt (and via a culvert of the existing ditch), although vehicular access will be gated and limited to disabled users and maintenance vehicles. Plans and elevations for the building have been designed in consultation with officers and are considered appropriate for the context.
47. Whilst the overall site layout would not be in strict accordance with the landscape strategy approved under the Outline planning permission for Hogwood Farm / Finchwood Park, a substantial green buffer is maintained to the south and east of the new housing, thereby respecting the strategy principles. The residential layout is therefore considered to respond appropriately to the existing landscape context and its edge of development location. Conditions are recommended to secure details of landscaping and buffer planting; c.10 (appendix 1) and c.4 (appendix 2) refer.

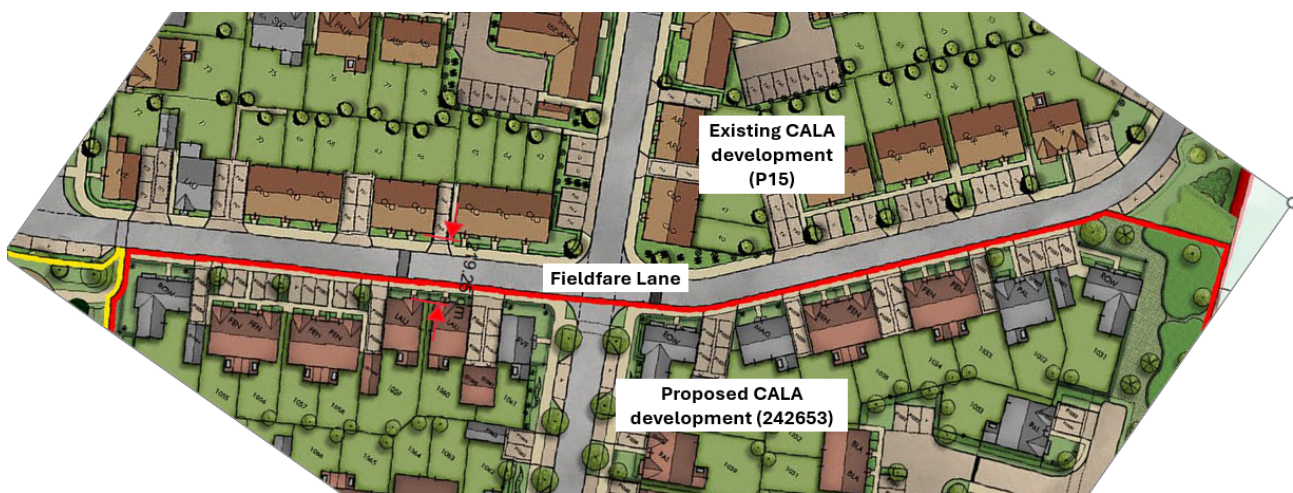
Trees:

48. A Tree Survey and Arboricultural Impact Assessment supports both applications. The residential development parcel is sited outside the root protection areas of the three category A trees adjacent to the western boundary. The majority of TPO trees within the Reserved Matters site would be retained. One dead individual tree and two small category C trees are to be removed along with parts of several groups to enable the construction of the new footpath connections and bridleway running parallel to Park Lane. There would be some above ground construction works within the RPAs of TPO trees to create the bridleway, however this will either correlate with an alignment of an existing track or could be delivered sensitively in accordance with best practice guidance. Construction details are secured by condition via an Arboricultural Method Statement (Outline planning condition 17 refers).
49. The majority of trees and hedgerows within and adjacent to the site are retained and protected as part of the proposed development, which itself secures significant net

additional planting. The applications are therefore acceptable in tree & landscape terms.

Residential amenity:

50. 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 Wokingham Borough Council Borough Design Guide SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.
51. A neighbouring resident within the adjoining CALA development has objected on the basis that Fieldfare Lane dwellings would front onto a new housing development, whereas previously that part of the site had been reserved for allotments (the current proposal is for the allotments to be moved further south).



52. The residential (Full application) site is well separated from existing and previously approved development. In terms of the relationship between dwellings, the Borough Design Guide (BDG) establishes minimum separation distances of 10 metres front-to-front across the street, 22m back-to-back and 12m back-to-flank to achieve appropriate levels of privacy. The development complies with BDG recommendations. As for the relationship to Fieldfare Lane, a minimum of 12m front-front is maintained, comfortably exceeding the minimum recommended within the BDG. Although there is an impact on their outlook, it should be noted there is no right to a view in planning and as the separations distance as outlined are being met, this is considered an acceptable relationship. The relationships between existing dwellings and the proposed development are typical for suburban locations and do not result in significant harm to residential amenity.

3G pitch - floodlighting

53. The application is supported by a Lighting Assessment which assesses the modelled impact of 3G sports pitch floodlighting on neighbouring development in terms of light spill. Existing and proposed dwellings within the Hogwood Farm / Finchwood Park site are not considered to be adversely affected. West Court is located approximately 200m to the west and is not adversely affected; light spill falls to less than 1.0lux within 18m of the site boundary. Whilst there will always be some light visible from a floodlit sports pitch, lateral light escape can be mitigated through the application of shielding /

cowling (which the developer proposes); this approach is supported by the Environmental Health officer. Floodlighting and external lighting is controlled by outline condition 55; details of the scheme to be installed are to be submitted to the LPA for approval prior to installation.

54. In terms of noise, the sports pitches are sufficiently well separated from neighbouring development; the northern adult grass pitch being sited some 40m from the nearest dwelling along Fieldfare Lane, comparable to the relationship between dwellings and sports facilities consented elsewhere within the SDL. No objection or concerns are raised by the Environmental Health officer in this respect.

Impacts During Construction

55. Noise, disturbance and inconvenience during the construction period can be appropriately minimised as far as is reasonable through good practice and conditions requiring the submission of a Construction Environmental Management Plan (CEMP). Hours of construction activity would also be restricted; c.4 & c.18 (appendix 1) refer.

Infrastructure

56. A Playing Pitch Strategy for Wokingham was adopted in February 2025 and highlights a borough-wide shortfall of adult grass pitches as well as shortfalls of 3G AGP (Artificial Grass Pitch) provision.

Sports hub and allotment site

57. Under the terms of the section 106 agreement for Hogwood Farm / Finchwood Park, delivery of a sports hub and allotment site falls to the Council (on land provided by the developer and allocated for this purpose). The current applications have been submitted in parallel and would secure early delivery of this infrastructure by the applicant, rather than the Council. A Deed of Variation to the original s.106 is therefore proposed and would define the sports hub and allotment land as planning obligations tied to the proposed development of 48 dwellings.
58. The proposals benefit from pre-application guidance from the Local Planning Authority and have been tailored by the developer to meet the Council's operational requirements. Whilst the overall sports hub and allotment area would be reduced (vs. what was envisaged in the outline planning permission), the infrastructure would be delivered to a high specification on the balance of the land. Importantly, they will be delivered early which is beneficial for local residents in the south of the SDL.
59. It should also be noted that the original sports pitch area – whilst ostensibly 5.98ha – is encumbered by a row of TPO trees bisecting the parcel. This serves as a significant constraint for laying out sports pitches, reducing the potential to make full use of land. In contrast, the 4.275ha sports area now proposed is not encumbered and therefore able make more efficient use of the space*. A floodlit 3G artificial pitch (not secured in the outline consent / s.106) now forms part of the proposals. The sports pitch and pavilion accord with Sport England standards and, following consultation, are supported by the Bucks and Berks County Football Association / the Football Foundation.

	Outline planning permission 181194	Reserved Matters as proposed 242696
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Sports pitches	5.98ha	4.275ha (-1.71ha) <i>*see above</i>
Allotments	1.87ha	1.475ha (-0.4ha)

60. The allotment site would be equipped with sheds, picnic benches and taps; a developer contribution towards the installation of PV panels within the allotment area is also proposed. This is considered an enhanced specification, whereas no particular standard was established in the original s.106 agreement. Finchampstead Parish Council (envisaged to manage the allotments) have been consulted on and are supportive of the proposals.
61. In conclusion, whilst the physical area for sports pitches and allotments would be reduced below WBC policy standards (relative to the wider SDL population), it is considered that the shortfall is satisfactorily mitigated through efficiencies in the layout and on account of the design quality and specification.

Play areas:

62. The Reserved Matters application includes a large play area to the immediate north of the pavilion building, adjacent to the bridleway. A BMX track, equipped playground, landscaped area for play and trim trail are proposed. The facility would be delivered by the developer and is a planning obligation tied to the outline planning permission (rather than the current full planning application for 48 dwellings). The proposals benefit from pre-application guidance from the Local Planning Authority and have been designed in consultation with the WBC Green Infrastructure officer.
63. Fields in Trust (FiT) standards establish that residential development should generally have a 1,000m² Neighbourhood Equipped Area for Play (NEAP) within a 10 minute / 600m walk and a 400m² Local Equipped Areas for Play (LEAP) five minute / 240m walk. The 48 additional dwellings would benefit from convenient access to the adjacent play facilities and POS proposed within the Reserved Matters application. As such, appropriate play and POS would be provided in lieu of on-site provision within the (residential) site boundary.

S106 and Community Infrastructure Levy

64. Wokingham's CIL charging schedule came into force on 6th April 2015. CIL is levied in £s per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). In respect to the Arborfield SDL, £365 per sqm (+indexation) will be levied upon residential development.
65. S.106 / S.106A Heads of Terms are set out in the recommendations [see links] [\(1\)](#) and [\(2\)](#).

Viability and Affordable Housing:

66. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing depending on location and subject to viability. A minimum of 35% should be sought on sites within Arborfield Garrison SDL where they are 0.16ha or larger, or if permission is for 5+ dwellings. The Infrastructure and Contributions SPD states that

development within the SDLs should seek 35% affordable housing, which echoes CP5 and Appendix 7 of the Core Strategy.

67. NPPF paragraphs 35 & 77 explain the need for supporting infrastructure (including affordable housing) to be delivered alongside new development but make clear that it should not undermine deliverability. In line with the NPPF, Core Strategy policy CP4 Infrastructure Requirements establishes that infrastructure, services, community and other facilities should be improved to meet the requirements of new development.
68. The application is accompanied by a viability assessment which demonstrates that affordable housing cannot be accommodated. The applicant's assessment has been the subject of independent review, by a financial consultant instructed by the Local Planning Authority. The Council's consultant is satisfied that – due to the significant costs of delivering the sports hub and allotment site - no affordable housing can be supported in conjunction the infrastructure package outlined within the section 106/106A Heads of Terms.
69. There is, consequently, a balance to be made between delivery of affordable housing and the other planning benefits offered by the development (including payment of CIL and the package of S106 obligations summarised above). Existing CIL receipts, and those expected to be received in future years, have been allocated towards other infrastructure projects across the Borough. As such it is unlikely that, as is the default position, the Finchwood Park sports hub and allotments could be delivered by the Council in the short to medium term. Delivery by the council would also put additional pressure on the public purse and services. Although unfortunate, in this instance the benefits of the applications are considered to outweigh the inability to deliver affordable housing. It is however, recommended that the S106 include a review mechanism to confirm that the situation has not changed at the point of delivery / completion.
70. The package outlined within the proposed Heads of Terms is considered reasonable to mitigate the otherwise unacceptable impacts of the development upon local infrastructure. It has been negotiated having regard to the expectations set out in policy (Policy CP18 and Appendix 7 of the Core Strategy, the Infrastructure and Contributions SPD, and the Arborfield Garrison SDL Infrastructure Delivery Plan), to the details of the scheme and to the substantial planning/public benefits that the scheme would deliver. Each of the obligations above has also been negotiated having regard to the statutory tests set out in the Community Infrastructure Levy Regulations 2019; namely they are considered: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

Dwelling mix:

71. Core Strategy Policy CP5 Housing mix, density and affordability and MDDL Policy TB05 Housing Mix, seek a mix and balance of dwelling types and sizes, having regard to both the underlying character of the area and the current and projected needs of households.
72. The most up-to-date information on market housing mix is in the Wokingham Borough Local Housing Needs Assessment 2023 (October 2023), which recommends the market housing mix below.

Dwelling size	1 Bed	2 Bed	3 Bed	4+ Bed
HNA - proportion of market housing	3.9%	10.5%	38.0%	29.3%
Proposed mix	- (0%)	16 (33%)	3 (6%)	29 (60%)

73. It is acknowledged that there is discrepancy between the proposed mix and projected needs. However, the proposal should also be interpreted within the context of wider housing delivery across the SDL, where the overall mix is more aligned. In terms of the underlying character of the area, the edge-of-settlement location is better suited to larger properties and a looser grain of development. As such, the mix – which skews toward larger dwellings - is considered appropriate in this instance.
74. 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 the council can choose to apply given it has a policy in place for this. All of the proposed unit types would either meet or exceed National Space Standard minimum requirements for overall floor area, bedroom dimensions and storage.
75. In accordance with Core Strategy Policy CP2 Inclusive Communities new development should meet the needs of the aging population and people with special needs, among others, and MDDL policy TB05 Housing Mix requires a proportion of housing (determined on a site-by-site basis, normally 10-20%) to be built to Lifetime Homes standards (now Building Regulations M4(2) standard, Accessible and Adaptable Dwellings). The application proposes that 19% of the dwellings would be built to this standard and therefore complies with policy requirements.

Sustainable Design & Construction

76. 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). A condition is recommended to require the provision of a water butt and space for composting; c.8 (appendix 1) refers.
77. MDD Policy CC05 requires major residential development to deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology. The residential application is supported by a Sustainability & Energy Statement which demonstrates this requirement can be met. Whilst this is acceptable the Sustainability officer has recommended a condition to ensure this is delivered to the level described; c.7 (appendix 1) refers.
78. The pavilion building will meet policy requirements for carbon emissions through a strategy combining enhanced building fabric with air source heat pumps. A condition is proposed to ensure the pavilion building achieves BREEAM 'very good' certification as required by the outline planning permission; c.5 (appendix 2) refers.

Access & Movement

79. Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand seek to manage travel demand by a variety of measures and 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.

Impact on the road network

80. The travel impacts of the development associated with the sports hub & allotments formed part of the broader assessment undertaken at outline stage (in line with the Council's modelling protocol); mitigation for the wider development 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. In terms of the impact arising from 48 additional dwellings, an exercise has been undertaken to assess the anticipated level of trip generation against the Borough's approved trip rates. The level of two way generated would be 28 and 25 in the AM and PM peak respectively. The highways officer is satisfied that this would not have an adverse impact on the wider highway network.

Vehicular Access

81. Both applications have been designed in accordance with the access strategy and street hierarchy described in the approved Masterplan Framework Document. The main site access will be via the Nine Mile Ride Extension (NMRE) and provides an appropriate vehicular route to the development. Internal access for both sites will be via Woodlark Way, Redwing Road and Fieldfare Lane; a give way marking is proposed to control east-west movements at what would become a four-way junction at the point of entry.
82. Footways with dropped crossing points within the residential areas have been sited at junctions to encourage the safe movement of pedestrians in all directions. The layout includes shared surfaces and private driveways off the tertiary streets. The layout is designed to ensure low vehicle speeds. All streets meet WBC standards for carriageway widths and forward visibility. It is proposed that the estate roads will be adopted by Wokingham Borough Council through a future s.38 agreement. The highways layout complies with WBC policies and standards and is therefore acceptable.

Pedestrian, Cycle & Equine Access:

83. The Reserved Matters application includes details of a new bridleway for pedestrians, horse riders and cyclists that will traverse the wider Hogwood Farm site, the northern section having already gained approval (application 213645 refers). The bridleway is anticipated by the outline planning permission and will be delivered by the developer as a planning obligation. The Public Right of Way consultee has commented that details of surface material, signage, access (including visibility splays) and user rights will need further consideration prior to implementation; such details can be resolved through a landscaping condition and road safety audit; c.4 and c.8 (appendix 2) refer. Under the terms of the existing section 106 agreement; following completion, the developer is required to enter into a section 25 agreement with the Council (to dedicate the route as highway) and pay a maintenance sum.

Access to Public Transport

84. A phased bus strategy to secure public transport links to Finchwood Park has previously been agreed in accordance with Condition 40 of the outline planning consent. Bus stops are provided along the Nine Mile Ride Extension, ensuring convenient accessibility from this phase of the development. The section 106 Heads of Terms includes a financial contribution towards local bus services and associated bus stops.

Vehicle Parking

85. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDLDP Policy CC07: Parking outline condition 40 requires reserved matters to incorporate car parking in line with the Council's standards. The standards describe how allocated parking is to be supplemented with unallocated or visitor parking.
86. The residential layout provides 96 allocated driveway parking spaces in addition to 32 garages spaces and 22 visitor/unallocated spaces. The provision is well distributed throughout the development and meets WBC parking standards. The residential development would have the effect of removing 9 visitor parking spaces from the periphery of the parcel P15 development (ref: 220175, currently under construction). However, there had been an over provision of visitor spaces within that application; the current proposal meets WBC standards for visitor parking when assessed in tandem with the P15 site.
87. In terms of the sports pitches, 91 spaces (including 8 blue badge spaces) are proposed within a dedicated car park. 13 additional spaces are proposed within the allotment area.
88. Both applications comply with WBC standards and are therefore acceptable in vehicle parking terms.

Electric Vehicle Charging

89. The requirements relating to Electric Vehicle Charging (EVC) are now set out in Building Regulations. As such, all of the dwellings would include active charging points. 10 spaces within the sports hub car park would have active charging and 20% of the remainder will be passive. The proposals accord with Building Control Regulations Approved Document S and are therefore acceptable.

Bicycle parking:

90. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 35 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDLDP Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.
91. The residential application proposes cycle parking for houses will be provided on plot, either within garages or garden sheds. The sports hub and allotment proposals include their own discrete cycle parking in the form of Sheffield stands. Conditions are recommended to ensure the implementation of these arrangements and to establish

the location and specification of garden sheds; c.16 (appendix 1) and c.6 (appendix 2) refer.

Flooding & Drainage

92. 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.
93. The site-wide Flood Risk Assessment undertaken at the Outline application established that the residential parcels within the Hogwood Farm site should not be located within areas shown to be at risk of flooding on the Environment Agency's Flood map. The entire site lies within Flood Zone 1, i.e. outside areas at risk of fluvial flooding.
94. The WBC Flood Risk & Drainage Officer raises no objection in terms of fluvial flood risk.

Surface Water Drainage

95. MDD LP Policy CC10 Sustainable Drainage requires surface water to be managed in a sustainable manner, maintaining greenfield run-off rates and volumes, taking into account climate change. Paragraph 182 of the NPPF requires that proposals *"should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity."*
96. Both applications are supported by drainage statements and alignment with the strategy agreed as part of the outline planning permission. There are areas currently at risk from surface water flooding at the southern end of the sports pitch area, however the application proposes to raise levels across the pitch area. A SUDS basin would be located at the southern end of the site adjacent to Park Lane to store water, appropriately mitigating the risk of surface water flooding. The residential development would be served by a basin adjacent to the allotment plots, thereby providing multi-functional benefits for allotment users. Micro-drainage calculations indicate that there would be no flooding of pipes for events, up to and including the 1 in 100-year flood event with a 40% allowance for climate change.
97. In terms of future maintenance and management responsibilities of drainage infrastructure, the infrastructure outside the adoptable areas would be maintained by ICOSA Water, which is a statutory water and wastewater undertaker.

Ecology

98. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires 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.

99. Further to the ecological assessments which were undertaken, submitted and approved at outline planning stage, additional surveys have been undertaken in support of the application. The findings supplement and where necessary update the information previously approved.
100. The residential application is supported by a Wildlife Strategy to integrate opportunities for urban wildlife into each home and garden. All new homes proposed will include the following as a minimum:
- An average of one swift nesting feature per house
 - Each house to have at least one bat roosting feature;
 - Each house and apartment block which have boundary walls to have at least one invertebrate brick;
 - Where the rear garden of the property adjoins other gardens or any other form of green space to include hedgehog friendly fencing; and
 - One native tree sapling as standard in each garden.
101. Impact from the 3G pitch on the SANG has also been assessed and found to be acceptable.
102. Mitigation and enhancement measures will be secured across the site and in addition to the provision of SANG and general landscaping proposals. A condition is recommended to require implementation of the strategy set out in the supporting ecological report; c.22 (appendix 1) refers.

Longmore Bog SSSI

103. The impact on Longmore Bog SSSI was assessed at the time of the original outline planning permission for Hogwood Farm; Natural England having been satisfied that the development of 1,500 dwellings) would not cause adverse effect (and therefore not a constraint in determining the application). The proposed residential development is approximately 1km from the SSSI, at the outer edge of the Impact Risk Zone where development of under 50 dwellings is considered to have a lesser potential impact. As such, no additional mitigation is considered necessary in respect to the SSSI.

Biodiversity Net Gain

104. The Full application is accompanied by Biodiversity Impact Assessment calculator (using Defra's Statutory Biodiversity Metric Tool) to establish a baseline. The metric demonstrates that to achieve a 10% BNG, an offset of 13.62 biodiversity units will be required. Following discussions with officers at WBC, it has been identified that off-site habitat enhancement works will be undertaken within the nearby Finchwood SANG (which is owned and operated by WBC). Assurance of the implementation of these measures is secured through the mandatory BNG condition; arrangements for their implementation will be the subject a separate commercial agreement between developer and WBC and is not therefore included in the s.106 Heads of Terms.

Cultural Heritage:

Built Heritage

105. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect on heritage assets: development should preserve or enhance the character and setting of listed buildings. In considering designated heritage assets the NPPF requires 'great weight to be given to the asset's

conservation', and that any harm should require 'clear and convincing justification'. The MDD Local Plan (TB24) requires that '... works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building.'

106. Two listed buildings, Shepperlands Cottage (Grade II) & Shepperlands Farm (Grade II) are located to the east of the application sites. Given the intervening distance between the residential application site to the rear and Shepperlands Cottage, there would be no significant change to its setting. As for Shepperlands Farm (house), the formation of a new bridleway on the opposite side of the road from this property is not considered to negatively affect its setting. As such, the development will not have a negative impact on these assets.
107. West Court (Grade II listed) does not directly adjoin the Reserved Matters site and is located 200m from the site boundary, the future West Court SANG (under construction) occupying the intervening space. Ground reprofiling and planting within the SANG, in combination with proposed boundary landscaping on the Reserved Matters application site will further reduce intervisibility between the two sites. Although the 3G pitch within the application site would be floodlit, the impact will be mitigated through the use of shielding / cowling (to prevent lateral light escape).
108. The Built Heritage officer is satisfied that the application proposals will not cause adverse impact to any built heritage asset or its setting.

Archaeology

109. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. Outline planning permission 61 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
110. A WSI has been submitted and describes an appropriate methodology for how excavation is to be carried out; any remains which are discovered are to be either recorded or preserved in situ depending on their significance. The proposals will mitigate any potential impact on archaeological heritage and are therefore acceptable.

Employment Skills Plan

111. Policy TB12 of the MDD Local Plan states that for Proposals for major development should be accompanied by an Employment and Skills (ESP) plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. An ESP can be secured by condition; c.21 (appendix 1) refers.

Conclusion

112. The proposals would provide notable benefits that weigh in favour of the applications. The provision of 48 new homes is a material benefit which accord with the government's objective to significantly boost the supply of new homes in areas where

there is a housing land supply shortfall. In addition, the scheme would secure early delivery of a sports hub and allotment facilities by the developer.

113. As noted in the report, there are factors that weigh negatively in the planning balance including conflict with the spatial vision of the development plan and localised landscape impact resulting from enlargement of the existing settlement. However, these are mitigated in part through the site layout and proposed landscaping; the development would have the appearance of a natural extension to the SDL and does not significantly erode settlement separation. Whilst the residential component would not include any affordable housing, the overall infrastructure package outlined within the s.106 Heads of Terms is considered reasonable in this instance.
114. Other material considerations are neutral the planning balance, having an acceptable impact subject to conditions and S106 agreement. Therefore, in considering all matters raised, the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. The applications are therefore recommended for approval subject to the conditions and legal agreement set out in this report.

The Public Sector Equality Duty (Equality Act 2010)
<i>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 the protected groups 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 upon protected groups as a result of the development.</i>

APPENDIX 1 - Conditions / Informatives (Full Planning Application ref: 242653)

APPROVAL subject to the following conditions and informatives:

Conditions

1. Time Limits

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans

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:

Combined Dwelling Pack - Floor Plans and Elevations
Garages and Sub Station (3232-A-3100-PL-A)
Location Plan - 3232-A-1000-PL-A
Site Layout (3232-A-1005-PL-B)
Site Layout in Context (3232-C-1006-PL-B)
Street Elevations (3232-C-1010-PL-B)
Parking Plan (3232-A-1700-PL-B)
Refuse Plan (3232-A-1701-PL-B)
M4(2) Plan (3232-A-1710-PL-A)
Drainage Statement (M44541-JNP-90-XX-SK-C-1005 P03)
Drainage Strategy (M44541-JNP-90-XX-SK-C-7020 P05)
Transport Statement

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.

3. Materials

Prior to the commencement of the development hereby approved, samples and details of the materials to be used in the construction of the external surfaces of the approved buildings, including garage doors, meter boxes (if proposed) and rainwater goods, shall be first submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy Policies CP1 and CP3.*

4. Hours of Construction

No development work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of 08:00 am and 06:00 pm Monday to Friday and 08:00 am to 01:00 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant Policies: Core Strategy policies CP1 and CP3.

5. Archaeology

The development shall take place in accordance with the submitted written scheme of investigation for archaeological works including addendum (Wessex Archaeology 2025, addendum dated May 2025). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, as identified by previous evaluation. The potential impacts of the development can be mitigated through a programme of archaeological work, in accordance with national and local plan policy.

6. Domestic water consumption

Prior to the commencement of development, a scheme achieving a maximum domestic water consumption of 105L per capita per day for the residential portion of the scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC04 & the Sustainable Design and Construction Supplementary Planning Document.

7. On-site renewables

Prior to the commencement of development, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

8. Other sustainability Matters

The development shall include provision for all dwellings with:

- a. A water butt of an appropriate size installed to maximise rainwater collection;
- and

b. Space for composting

unless it is not practicable to accommodate within the curtilage of a dwelling; in which case this shall be demonstrated to the satisfaction of the Local Planning Authority through the submission of details and agreed in writing.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

9. Levels

Prior to commencement of development hereby approved, a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finish ground levels (in relation to a fixed datum point), including highways, finished floor levels, finished roof levels and areas of public open space, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the details so approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the LPA to ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

10. Hard and Soft Landscaping

i) Prior to commencement of development hereby approved, full details of a hard and soft landscaping scheme shall be first submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

- a. scheme drawings;
- b. proposed levels, contours, gradients of footways;
- c. detailed design of SuDS features (including measures to maximise opportunities for tree planting in vicinity of SuDS infrastructure, such as underground storage crates, rain gardens and attenuation basins). Detailed design of SuDS features shall demonstrate how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
- d. soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- e. Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges, decking, headwalls and retaining walls;
- f. details of the street tree planting pits and specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited (including above underground storage crates and within attenuation basin)

demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;

- g. hard landscaping materials including samples;
- h. minor artefacts and structures (e.g. play equipment, way-finding signage, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- i. all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- j. measures required for ecological mitigation, permeability and/or enhancements;
- k. proposed phasing strategy for the implementation of the landscape scheme; and
- l. details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping within a phase defined under paragraph k above or until adoption (whichever is later). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the submitted Landscape Audit and ii) below.

The hard and soft landscaping scheme shall be implemented in accordance with the details so approved prior to final occupation of the development.

(ii) Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five-year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.

Reason: In the interests of visual amenity and to ensure the delivery of appropriate green infrastructure, including play facilities. Relevant policy: Core Strategy Policies CP1, CP3 and CP7; and Managing Development Delivery Local Plan Policies CC03, CC10, TB08, TB21 and TB23; and Wokingham SuDS Strategy (January 2017).

11. Landscape management

Prior to the occupation of any dwelling within the development, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

12. Highway surfacing

The roads and footways serving a dwelling hereby approved shall be constructed to road base level before the dwelling is occupied and the final wearing course will be provided

within 3 months of occupation of that dwelling, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

13. Visibility Splays

The visibility splays to private driveways and courtyards shall be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

14. Car parking to be provided

No dwelling shall be occupied or used until the vehicle parking spaces serving that building(s) have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

15. Conversion of garages or car ports

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order within or without modification), any garage, carport, or area of undercroft parking accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall be erected in accordance with the approved reserved matters and shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: to ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

16. Details of Cycle Parking

Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle storage facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

17. Lighting

No floodlighting or other form of external lighting scheme shall be installed at the site unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting including details of lighting for all principle highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

18. Construction Environmental Management Plan (CEMP)

Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;
- v) piling techniques including types of piling rig and earth moving machinery;
- vi) provision of boundary hoarding;
- vii) protection of the aquatic environment in terms of water quantity and quality;
- viii) details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction (including temporary);
- xii) measures to ensure no on site fires during construction;
- xiii) details of the haul routes to be used to access the development;
- xiv) demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;
- xv) details of the temporary surface water management measures to be provided during the construction phase;
- xvi) details of the excavation of materials and the subsurface construction methodology and
- xvii) implementation of the CEMP through an environmental management system;

- xviii) appointment of a Construction Liaison Officer.
- xix) monitoring and review mechanisms;

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6

19. Construction Accesses

Details of any construction access(es) to be provided shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

20. Land Contamination

A scheme of remediation (soil capping) shall be carried out as described in "1623-045 - Geotechnical and Geo-environmental Site Investigation 22/04/2025" and a verification report submitted to and approved in writing by the Local Planning Authority prior to the occupation or use of any area of the development identified as being affected by contamination.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

Reason: To ensure any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land. Relevant policies – Core Strategy Policies CP1 and CP3.

21. Employment Skills Plan

No development shall take place until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority, following which the Plan shall be implemented in accordance with the approved details.

Reason: to provide employment and training opportunities for local people in accordance with Managing Development Delivery Local Plan Policy TB12.

22. Ecological Mitigation

Prior to the commencement of development, a detailed scheme of ecological mitigation in accordance with measures recommended in "Ecological Assessment - Land South of Parcel 15 (HDA ref: 868.1, October 2024)" shall be submitted to and approved in writing by the Local Planning Authority. Mitigation shall thereafter be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

23. Access to the SANG

Prior to the commencement of development an access strategy detailing how residents will be afforded pedestrian access to the SANG during the phased construction will be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

Reason: To ensure that residents are afforded access from first occupation and throughout the construction phases of the development in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

Informatives:

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
 - a full pre-application process was undertaken by the applicant;
 - addressing concerns relating to the development layout;
 - amended plans being submitted by the applicant to overcome concerns.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

4. This permission should be read in conjunction with a legal agreement under Section 106 and Section 106A of the Town and Country Planning Act the contents of which relate to this development.
5. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see - Community Infrastructure Levy advice - Wokingham Borough Council. Please submit all CIL forms and enquiries to

developer.contributions@wokingham.gov.uk.

6. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
7. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
8. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
9. The applicant is reminded that there are nearby trees protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.
10. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. It is recommended that the contractor should apply to the Environmental Health and Licensing Manager for prior consent under s.61 of the Control of Pollution Act 1974 to ensure that Best Practicable means 43 (BPM) are used to minimise construction site noise.
11. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>
12. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include: • Advertisement of jobs within local recruitment agencies / job centres; • Recruitment and training of residents from the local area; • Seek tender of local suppliers or contractors for work.

APPENDIX 2 - Conditions / Informatives (Reserved Matters application ref: 242696)

APPROVAL subject to the following conditions and informatives:

Conditions:

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2179 (dated 9 January 2017), as varied by application 181194 (dated 14 November 2018); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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.

2. Approved Plans

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:

Location Plan (3232-A-1100-PL-A)
Site Layout in Context (3232-C-1106-PL-A)
Pavilion Floor Plans and Elevations (3232-A-3400-PL-E)
Drainage Statement (M44541-JNP-90-XX-SK-C-1004 Rev. P03)

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.

3. Pavilion Materials

Prior to the commencement of the development hereby approved, samples and details of the materials to be used in the construction of the external surfaces of the Pavilion Building, shall be first submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy Policies CP1 and CP3.*

4. Hard and Soft Landscaping (including play areas and bridleway)

i) Prior to commencement of development hereby approved, full details of a hard and soft landscaping scheme consistent with the Masterplan Framework Document Rev G shall be first submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

- a. scheme drawings;
- b. proposed levels, contours, gradients of footways;
- c. detailed design of SuDS features (including measures to maximise opportunities for tree planting in vicinity of SuDS infrastructure, such as underground storage crates, rain gardens and attenuation basins). Detailed design of SuDS features shall demonstrate how they will be integrated into the

wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;

- d. soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- e. Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges, decking, headwalls and retaining walls;
- f. details of the street tree planting pits and specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited (including above underground storage crates and within attenuation basin) demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
- g. hard landscaping materials including samples;
- h. minor artefacts and structures (e.g. play equipment, way-finding signage, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- i. all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- j. measures required for ecological mitigation, permeability and/or enhancements;
- k. proposed phasing strategy for the implementation of the landscape scheme; and
- l. details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping within a phase defined under paragraph k above or until adoption (whichever is later). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the submitted Landscape Audit and ii) below.

The hard and soft landscaping scheme shall be implemented in accordance with the details so approved prior to the development being brought into use.

(ii) Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five-year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.

Reason: In the interests of visual amenity and to ensure the delivery of appropriate green infrastructure, including play facilities. Relevant policy: Core Strategy Policies CP1, CP3 and CP7; and Managing Development Delivery Local Plan Policies CC03, CC10, TB08, TB21 and TB23; and Wokingham SuDS Strategy (January 2017).

5. Sustainable Design and Construction

(i) The development hereby approved shall not proceed beyond the slab level until appropriate documentation prepared by a qualified assessor has been first

submitted to and approved in writing by the Local Planning Authority demonstrating that the sports pavilion building will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.

(ii) Within three months of the first occupation of the sports pavilion building hereby approved, a Post-Construction Certificate in respect of that unit shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Very Good' as a minimum.

Reason: To ensure developments contribute to sustainable development. Relevant

Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

6. Details of Cycle Parking

Notwithstanding details shown on the approved plans, the development hereby approved shall not proceed beyond slab level of the Pavilion until details of secure and covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be provided in accordance with the approved details and thereafter permanently retained.

Reason: To ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010, Arborfield Garrison SDL Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014)

7. Park Lane Cycle Barrier

Notwithstanding details shown on the approved plans, the development hereby approved shall not proceed beyond slab level of the Pavilion until details of a barrier which prevents cyclists from exiting immediately onto Park Lane has been submitted to and approved in writing by the Local Planning Authority. The barrier design shall be made in reference to the British Standard for Gaps, Gates and Stiles (BS5709:2018) and be provided in accordance with the approved details and thereafter permanently retained.

Reason: In the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Road Safety Audit

Prior to commencement of any part the bridleway, a Road Safety Audit Stage 1 and designer's comments shall be submitted to and approved in writing by the Local Planning Authority. The audit shall consider external points of access to the bridleway (including from Park Lane) as well as internal links (including crossings) from within the development.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6

9. Travel Plan

Prior to the occupation of the Pavilion building and the use of the Sports Pitches and associated facilities, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be implemented as agreed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

10. Infill Containment

No development shall commence until details of the design and layout of infill containment for the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

11. Sports Pitch Management

Within 6 months of completion, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule including details related to floodlighting and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacture's specified period. It should also include the required testing to comply with FIFA Quality certification. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

12. Sports Pitch Ground Conditions

(a) No development relating to the sports pitch area shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy.

13. SuDS Management & Maintenance Plan

No part of the development hereby approved shall be brought into use or occupied until a SuDS management and maintenance plan for the lifetime of the development has been first submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- (i) arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
- (ii) full details of access that is required to reach surface water management component for maintenance purposes.

The approved SuDS management and maintenance plan shall be implemented in full in accordance with the details so approved.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change, Core Strategy Policies CP1 and CP3; and Managing Development Delivery Local Plan Policies CC09 and CC10; and Wokingham SuDS Strategy (January 2017).

Informatives:

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relate to the site, the contents of which relate to this development.
3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
 - a full pre-application process was undertaken by the applicant;
 - addressing concerns relating to the development layout;
 - amended plans being submitted by the applicant to overcome concerns.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a

positive outcome of these discussions.

4. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
6. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
7. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

8. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
9. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>
10. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.

11. Construction Noise. The applicant or the operator is advised to submit to the

Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

12. The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011) or subsequent reiteration therefore of.

APPENDIX 3 – Conditions (s.96a Non Material Amendment application ref: 242811)

AMEND condition 1 of outline planning permission O/2014/2179 (as previously amended by s.73 181194 dated 14/11/2018, s.96a 230923 dated 11/04/2024 and s.96a 242332 dated 10/09/2024) to read as follows:

1. Part 1 (the Outline Permission) of the development hereby permitted shall only be carried out in accordance with the following approved parameter plans and Hogwood Masterplan Framework Document Rev G, other than where those details are superseded and amended by details required and approved pursuant to the requirements of the other listed planning conditions:

	Drawing Number	Revision
Parameter Plans:		
Land Use	CB_12_103_Parameter Plan_001	N
Access and Movement	CB_12_103_Parameter Plan_002	N
Building Heights	CB_12_103_Parameter Plan_003	N
Landscape and Open Space	CB_12_103_Parameter Plan_004	N
Density Plan	CB_12_103_Parameter Plan_005	N
Development Parcel Naming	CB_12_103_Parameter Plan_006	N
SANG Masterplan	JSL2891_101	I
Other approved plans:		
SANG levels and drainage layout	HOGSANG-JNP-DR-S-0034 A, HOGSANG-JNP-DR-S-0035 A, HOGSANG-JNP-DR-S-0036 A & HOGSANG-JNP-DR-S-0037 A	Refer to drawing number.
Flood Risk Assessment	C85672-R001A	A
Drainage Assessment	C85672-R003A (October 2018)	A
Walking, Cycling and Equine Strategy	C85672-TR-004	C
Hogwood Farm Masterplan Framework Document		G

Reason: To ensure that the development is implemented in accordance with the parameters and Design and Access Statement considered by the Local Planning Authority when it determined the outline planning permission.

APPENDIX 4 – Appropriate Assessment (re: application 242653)

The Conservation of Habitats and Species Regulations 2017

Screening Assessment and Appropriate Assessment

In the light of the “Sweetman Judgement” (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located approximately 2km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC’s Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of 16 no two bedroom dwellings, 3 no three bedroom dwellings and 29 no four bedroom dwellings within 5km of the SPA. The developer proposes to utilise reserved SANG capacity within the Finchwood SANG commensurate with the quantum of development.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of **£51,195**.

The total SPA related financial contribution for this proposal is **£51,195**. The applicant **must agree** to enter into a S106/s111 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017) as amended

In accordance with The Conservation of Habitats and Species Regulations (2017) as amended, Regulation 63, a competent authority (in this case Wokingham Borough Council (WBC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within 5 km of the SPA and represents a net increase in which will lead to an increase in local population and a potential increase in recreational activity on the SPA.

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can

be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

For SDL development within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area)
<http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf>
- Infrastructure Delivery and Contributions SPD (2011)
<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20Infrastructure%20De~nd%20Contributions%20SPD.pdf>

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

This development is located within a SDL and SANG has been provided to a minimum of 8 ha per 1,000 new residents for dwellings within 5km of the TBH SPA. The Finchwood Park SANG has been constructed and delivered to Natural England's quality and quantity

standards and the developer has previously made an appropriate contribution towards in perpetuity maintenance of the SANG. An occupation restriction is not required within the Section 106 Agreement, as the Finchwood Park SANG has previously been completed and open to the public. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

From 1st April 2023 SAMM contributions have been updated across the 11 Local Authorities affected by the Thames Basin Heaths Special Protection Area. Following engagement with Natural England, the Joint Strategic Partnership Board agreed this change is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver the objectives of the SAMM project, and therefore secure positive outcomes for the SPA

The level of contributions are calculated on a per bedroom basis. The application for this development is for 16 no two bedroom dwellings, 3 no three bedroom dwellings and 29 no four bedroom dwellings. Depending on the dwelling mix, the level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution 5km OR 5-7km [DELETE AS APPROPRIATE]	Aggregate SAMM Contribution
1 bedroom	£563.00	
2 bedrooms	£784.00	£12,544
3 bedrooms	£1,042.00	£3,126
4 bedrooms	£1,225.00	£35,525
5+ bedrooms	£1,400.00	
Total SAMM Contribution		£51,195

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make a financial contribution (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in

accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 63(5) of the Conservation of Habitats and Species Regulations (2017) as amended, and permission may be granted.

If the applicant does not agree with the above mitigation and does not enter into a Section 106 Agreement to secure the measures, then the application must be refused using the following reason for refusal.

5. Example Reason for Refusal

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Date:

26/06/2025

Signed:

NC

APPENDIX 5 - Parish Council Comments

Arborfield Parish Council – 242653

PLANNING REF : 242653
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 25/11/2024

COMMENTS:

Arborfield & Newland Parish Council has no objections to this planning application.

Arborfield Parish Council – 242696

PLANNING REF : 242696
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/03/2025

COMMENTS:

Arborfield & Newland Parish Council has no objections to this planning application

PLANNING REF : 242696
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 25/11/2024

COMMENTS:

Arborfield & Newland Parish Council has no objections to this application.

Barkham Parish Council - 242653

PLANNING REF : 242653
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 09/04/2025

COMMENTS:

Barkham Parish Council has no objections with this application, however as per our previous comments, the Parish Council insist that the sports and leisure amenities be built before the additional housing.

PLANNING REF : 242653
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 28/11/2024

COMMENTS:

Barkham Parish Council are concerned about the loss of community amenity space to additional housing, but understand that the additional houses proposed by CALA are to enable CALA to provide the sports facilities rather than the Borough Council, bringing the sports and leisure areas forward now rather than after development has taken place.

As part of this, CALA will provide a 3g pitch rather than just grass pitches, which will enable longer use of the pitches. It is essential that the sports and leisure amenities are provided for the residents before the houses are built.

From this, the parish council request a condition be placed if approved that the sports and leisure infrastructure must be built before the additional 48 houses are built.

Barkham Parish Council - 242696

PLANNING REF : 242696
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 09/04/2025

COMMENTS:

Barkham Parish Council has no objections with this application, however as per our previous comments, the Parish Council insist that the sports and leisure amenities be built before the additional housing.

PLANNING REF : 242696
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 28/11/2024

COMMENTS:

Barkham Parish Council are concerned about the loss of community amenity space to additional housing, but understand that the additional houses proposed by CALA are to enable CALA to provide the sports facilities rather than the Borough Council, bringing the sports and leisure areas forward now rather than after development has taken place.

As part of this, CALA will provide a 3g pitch rather than just grass pitches, which will enable longer use of the pitches. It is essential that the sports and leisure amenities are provided for the residents before the houses are built.

From this, the parish council request a condition be placed if approved that the sports and leisure infrastructure must be built before the additional 48 houses are built.

Finchampstead Parish Council – 242653

PLANNING REF : 242653
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 21/11/2024

COMMENTS:

The Committee RESOLVED to raise NO OBJECTION to this planning application.
The resolution was correctly proposed and seconded (unanimous).

Finchampstead Parish Council – 242696

PLANNING REF : 242696
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 17/04/2025

COMMENTS:

The Committee RESOLVED to raise NO OBJECTION to this planning application. We support Barkham Parish Council's comments and would encourage delivery of the allotments and other facilities before the houses are occupied.

The resolution was correctly proposed and seconded (unanimous).

PLANNING REF : 242696
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 21/11/2024

COMMENTS:

The Committee RESOLVED to raise NO OBJECTION to this planning application.

The resolution was correctly proposed and seconded (unanimous).

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