

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250931
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	21/11/2025 (EoT agreed)
Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 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.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Wildlife Site - Shepperlands Copse (adjacent)
Electricity Cables
CLH Pipeline System / Consultation Zone
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones (5km Zone)
Landscape Character Assessment Area (Arborfield Cross and Barkham Settled and Farmed Clay)
Agricultural Land - Grade 3b classification
Flood zone 2 (part of site)
Tree Preservation Order (TPO 1456-2012– T3, TPO 1444/2012-A1)

PLANNING POLICY

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

	CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs SS11 – Arborfield Green Strategic Development Location SS14 – Sites allocated for residential development, including residential as part of mixed use development CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER4 – Employment and skills plans H1 – Housing mix, density and standards H3 – Affordable housing H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution
Other	Affordable Housing Supplementary Planning Document (June 2011) Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011) Finchampstead Neighbourhood Plan (September 2023) Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011) Living Streets: A Highways Guide for Developers in Wokingham (2019) National Design Guide 2021

	Technical housing standards – nationally described space standard (March 2015) Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013) Wokingham Borough Design Guide Supplementary Planning Document (2012) Wokingham SuDS Strategy (January 2017)
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RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved – 09/01/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.	Approved – 14/11/2018
181422	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179. The Reserved Matters comprise details of 178 dwellings with access from	Approved – 16/11/2018

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

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

	landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	
230923	Application for a Non-Material Amendment to Outline Planning Permission O/2014/2179 (as varied by Minor Material Amendment Planning Permission 181194 issued pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)) relating to Land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY. The proposed amendments relate to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3.	Approved – 11/04/2024
231095	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved - 20/12/2023
241524	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 13/01/2025
241962	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 07/04/2025

242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Approved 09/06/2025
250931	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251263	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251457	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of [37 / 40] dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 23/10/2025
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage	Approved 28/10/2025
242696	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered	Approved 28/10/2025
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements	Approved 28/10/2025

CONSULTATION RESPONSES

Internal

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

External

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

REPRESENTATIONS

Arborfield Newland Parish Council	<i>"Arborfield & Newland Parish Council has no objections to this planning application"</i>
Barkham Parish Council	<i>"Barkham Parish Council have no comments on this application"</i>
Finchampstead Parish Council	<i>"The Committee RESOLVED to raise NO OBJECTION to this planning application"</i>
Ward Member(s)	Cllr Adrian Betteridge: <i>"I am content with this proposal."</i>
Neighbours	None received

APPRAISAL

Principle of Development:

1. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

2. The application site forms part of a larger area designated under Wokingham Borough Council (WBC) Core Strategy as the Arborfield Garrison Strategic Development Location (Arborfield SDL). Core Strategy Policy CP17 *Housing Delivery* establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026 across the Borough. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one. Core Strategy Policy CP18 *Arborfield Garrison Strategic Development Location* identifies that the Arborfield Garrison SDL will deliver a sustainable, well-designed mixed-use development of around 3,500 dwellings and associated infrastructure.
3. The Outline Planning Permission (Outline Permission) for the wider site (known as Hogwood Farm) was originally granted in January 2017. This established the principle of development together with access for up to 1,500 new dwellings and associated infrastructure, including the southern section of the Nine Mile Ride Extension (NMRES) and Hogwood Spur. A Minor Material Amendment (s.73 application) was subsequently approved in November 2018 (ref 181194). These approvals have established parameters for the development, including general site layout, quantum of development, phasing, location of various land uses, road infrastructure, density and building heights. The Outline Planning Permission was also accompanied by an Infrastructure Delivery Plan and s.106 legal agreement which provide for a coordinated delivery of some of the on-site infrastructure necessary to support the development and of a fair share of the SDL-wide infrastructure. The parameter plans were subsequently amended pursuant to two applications under s.96A of the Town and Country Planning Act 1990 (as amended)). These applications regularised changes to boundaries of parcels 10, 11 and 12, location of play areas and location of SuDS features (230923) and land use configuration (242811).
4. Whilst various parameters have been established at the Outline Permission stage, the detailed layout, scale, appearance and landscaping of the development were reserved for later determination. Accordingly, the current application comprises full details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS).

Character of the Area:

5. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping.

6. Core Strategy policy CP18 *Arborfield Garrison Strategic Development Location* sets out the concept rationale for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy, which states:

“The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy”.
7. MDD LP Policy TB21 *Landscape Character*, amplified by the Borough Design Guide SPD (BDG SPD) and Arborfield Garrison SDL SPD, requires proposals to demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment and how they respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features, heritage assets, settlement patterns and the network of routes. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.
8. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which was approved under the Outline Planning Permission. The MFD serves as the Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.
9. The Reserved Matters site is comprised of three parcels of land (Parcels 11, 12a and 12b as defined by the outline planning permission, located to the eastern side of Finchwood Park. The Nine Mile Ride Extension (NMRES) bounds the site to the north, to the west and north-west lies development Parcel 10, and development Parcels 14 and 15 are located to the east and south. Whilst comprised of open fields, an existing hedgerow, shrub and tree planting define the southern boundary and provide a mature landscaped setting and screening. Overhead electricity cables previously oversailed the site, however these have recently been undergrounded within a 10m easement corridor to the immediate north of the southern hedgerow boundary.
10. The Nine Mile Ride Extension connects the site with the wider Finchwood Park masterplan; as such the northern element to the site falls within the Nine Mile Ride character area, as defined by the MFD; the southern element falls within the ‘Green Edge’ area.

Approved Parameters:

Land Use

11. The range of different land uses and their relationship to the landscape character was considered at Outline stage. The approved Land Use Parameter Plan, together with the Open Space Parameter Plan, established a distribution of various uses across the development to ensure that proposals are well integrated within the existing landscape. Consistent with this, the application proposes residential development across parcels P11 and P12a and P12b.

Scale and Density

12. Core Strategy Policy CP5 *Housing mix, density and affordability* requires a mix and balance of densities. Core Strategy (Appendix 7) and Arborfield Garrison SDL SPD anticipate an average density of 30–35 dwellings per hectare (dph) with significant variation across different character areas. Key design principles are outlined in the Arborfield Garrison SDL SPD (Section 4) and envisage two to three storey buildings in this part of the site.
13. The approved parameter plans established a range and distribution of building heights and density across the wider site and up to 3 storey in location fronting the Nine Mile Ride Extension. Density is proposed to range from low (15-30 dph) at the southern periphery of these parcels and high (40-50 dph) along the Nine Mile Ride Extension, consistent with the established parameters.
14. The scale of the proposed buildings is consistent with the approved parameter plans and Masterplan Framework Document. The majority of dwellings are 2 storey with two terraces of 2.5 storey dwellings fronting the NMRE providing a transition down from an apartment block consented under the P10 permission. A modest number of 2.5 storey dwellings are distributed throughout the development. A notable departure from the parameters are 2 no. three storey apartment buildings proposed to the far south west of the site; however, height impact is considered to have been successfully mitigated by their siting adjacent to a generous area of open space and by their contribution to defining that space.



- ### Landscape and Trees:

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

18. The landscape strategy for this part of the site ("Hogwood East" landscape character area) is outlined in the approved Strategy, which anticipates P11-P12 will be developed as:

"...a predominantly residential character area. The tree lined spine road [NMRE] is an extension of the Nine Mile Ride, and is the main link with the rest of the SDL to the north. The overhead high voltage cables will be buried underground. The proposed secondary and tertiary streets will have a mixture of grassed and planted verges and street trees."

19. The application is supported by a Landscape Strategy which has evolved over the course of the application in response to officer feedback. The existing trees and TPO tree belt along the eastern boundary will be retained with pockets of native shrub mix planting and wildflower meadow to provide biodiversity enhancement as well as food source for pollinators. The public open space element now incorporates different elements and spaces along its linear route, helping to establish a more formal parks and gardens character. This is considered to provide a suitable balance, offering some formal spaces within an informal setting that is linked to a strategic route. Proposed open spaces, featuring informal footpath links, strategically placed bench seating, and natural play elements will provide opportunities to appreciate the natural setting.
20. A Local Landscaped Area of Play (LLAP) will be provided within this linear spine. A series of connected spaces provide for physical activity and interaction. The LLAP plans require further revision to incorporate less formal equipment (more typically associated with a LEAP) in favour of more natural play features. Additional specific details will need to be provided such through a more comprehensive landscape specification including individual plant species, location and numbers, tree pit details etc.
21. Sustainable Drainage Systems (SuDS) features such as rain gardens, swales, and attenuation basins are incorporated and feature reeds, marginal plantings, and wetland wildflower meadows. These elements will provide stormwater management while also supporting ecological enhancement. Ornamental trees, shrubs and herbaceous planting will be specified for the frontage of each dwelling to provide visual amenity, seasonal interest and integration of the built form within its landscape setting.

22. The landscape proposals are consistent with design principles outlined in the MFD and Landscape Strategy and would contribute to a well-designed, high-quality development. A landscape condition is recommended to further refine landscape and play area details in tandem with levels; 4 & 5 refer.

Housing Mix and Tenure:

23. Core Strategy Policy CP5 *Housing mix, density and affordability* requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing, which echoes Appendix 7 of the Core Strategy. MDD LP Policy TB05 *Housing Mix* requires an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households.
24. Under the Outline permission, the s.106 legal agreement establishes that Hogwood Farm will deliver 35% affordable housing, all of which is to be provided on site.
25. The proposals are consistent with section 106 requirements for the wider site, which maintain 35% affordable housing and a balance between affordable tenures on a cumulative basis. The following table outlines affordable housing provision across the Hogwood Farm site to date:

Development Parcels	Private	Affordable	Total
Parcel P1 (181142)	116 (65.2%)	62 (34.8%)	178
Parcels P2 & P3 (213645)	85 (63%)	50 (37%)	135
Parcels P14 & P15 (220175)	105 (66.9%)	52 (33.1%)	157
Parcel P7 (223435)	65 (65%)	35 (35%)	100
Parcel P9 (221844)	39 (65%)	21 (35%)	60
Parcel P10 (231095)	167 (65.2%)	89 (34.8%)	256
Parcels P4 & P5 (241524)	130 (70.3%)	55 (29.7%)	185
Neighbourhood Centre (240206)	0 (0%)	18 (100%)	18
Parcel P13	36 (64.3%)	20 (35.7%)	56
Parcel P8	24 (64.9%)	13 (35.1%)	37
Parcel P11-P12 (current application)	105 (65.2%)	56 (34.8%)	161
Cumulative total:	872 (64.9%)	471 (35.1%)	1343

26. The accommodation would be provided across a mixture of dwelling types, ranging from one bedroom flats to four bedroom houses. Affordable tenures are split between affordable rent (11%) social rent (54%) and shared ownership (36%).

		Private	Affordable	Total
<i>Apartments</i>	1 bed flat	6	0	6

	2 bed flat	12	6	18
Houses	2 bed	9	24	33
	3 bed	54	21	75
	4 bed	24	5	29
	Total	105	56	161

27. Overall, it is considered that the proposal would contribute to a well-balanced housing mix both in the context of the wider site and in the context of its location within the Nine Mile Ride / Green Edge character areas and Hogwood East landscape area.

Sustainable Design and Construction:

28. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with MDD LP Policy CC04: *Sustainable Design and Construction*. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). Condition 51 of the Outline Planning Permission requires that all dwellings are provided with a water butt and space for composting. The application is supported by documentation demonstrating these criteria will be met.
29. Condition 49 of the Outline Planning Permission requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. The application is supported by the Energy Strategy Statement (June 2024), which states that the proposal would achieve a 58.7% reduction in carbon emissions over Part L of 2021 standards (i.e. in excess of the 10% minimum required). This is proposed to be achieved through a combination of fabric first approach and the use of air source heat pumps (ASHP). Condition 49 of the Outline Planning Permission requires these measures to be installed and functional prior to occupation.
30. Pursuant to outline condition 52, the reserved matters for each development phase are to include details of measures to reduce water consumption as far as possible. Calculations are provided that demonstrate each house type will meet a requirement for <110L pp/pd, consistent with the approach set out in the WBC Climate Change Interim Policy Position Statement.

Residential Amenities:

31. Core Strategy Policy CP3 *General Principles for Development* requires that new development should be of a high quality of design that does not cause

detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the BDG SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.

32. The application site is well separated from the surrounding existing and future development parcels. No objections were raised by neighbours through the consultation process.
33. In terms of the relationship between dwellings within the proposed layout, the BDG SPD establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.
34. The proposed layout complies well with the guidance on separation distances between each new dwelling and makes appropriate provision for outdoor amenity space: all but 11 of the houses meet the minimum 11m threshold and in these cases are generally mitigated through a wider than average plot. In a handful of cases 22m back-to-back separation is not achieved, however mitigated in part through dwellings being sited at oblique angles. It is acknowledged that on large development sites, not all properties are likely to meet all the minimum standards due to various competing standards that need to be applied. The acceptability of this is assessed on a case-by-case basis. All of the apartment units benefits from access to dedicated amenity space in the form of private balconies. Each house is provided with a private garden access gate.
35. The Designing Out Crime Officer highlighted private parking courtyards for units 64-67 and 73-78 as being potentially problematic for crime and anti-social behaviour. However, it is considered that these courtyards are well-overlooked from a variety of different dwellings and passive surveillance will provide a deterrent in this regard. A balance will always need to be struck between achieving a high quality and functional design that makes efficient use of the land; it will not always be possible or desirable to achieve a 'perimeter-block' layout in all areas.

Internal Space Standards

36. MDD LP Policy TB07: *Internal Space Standards* has been superseded by the 'Technical housing standards – nationally described space standard'. This new

standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which, since it has a policy in place, the council can choose to apply. All of the proposed unit types would either meet or exceed National Space Standard minimum requirements.

37. MDD LP Policy TB05: *Housing Mix* requires that a portion of dwellings (10-20%) is designed to Lifetime Homes Standards. The Lifetime Homes standard has since been superseded by Part M4(2) of the Approved Document M of the Building Regulations 2010 (as amended). The Approved Document M requires that all dwellings are built to M4(1) standard; it also sets out design principles for optional M4(2) and M4(3) standards. M4(2) standard sets out requirements for designing accessible and adaptable dwellings whilst M4(3) standard sets out requirements for dwellings to be designed for wheelchair users. The Approved Document M states that the optional standards must be delivered only where this is a requirement of planning condition. Table 5 below sets out the proportion of dwellings designed to M4(2) standard.

	Affordable	Market
M4(2)	6	11
Non-M4(2)	50	94
Total	56	105
% M4(2)	11%	10%

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

Highway, Access and Parking Provision:

39. Core Strategy Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* seek to manage travel demand by a variety of measures. Core Strategy Policies CP10 *Improvements in the Strategic Transport Network* and CP19 *Arborfield Garrison SDL* amplify this aim, identifying specific measures relevant to Hogwood Farm, including provision of a Nine Mile Ride Extension linking to the A327. Design Principle 2a of the Arborfield Garrison SDL SPD requires built environment to be structured to create attractive and walkable residential neighbourhoods.

Access

40. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the s.106 legal agreement. A Transport Assessment has modelled the impacts of the development by using the Wokingham Strategic Transport Model and included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitments.
41. The Reserved Matters proposals have been designed in accordance with the access strategy and street hierarchy described in the approved Masterplan Framework Document and echoed within the Reserved Matters approval for the Nine Mile Ride Extension (192997) and parcel P10 (231095); thereby integrating with previously consented phases.
42. Vehicular access is taken via six separate locations within parcel P10. The western edge of the application site fronts a 5.5m wide access road within P10 and includes several priority junctions feeding secondary and tertiary streets. These in turn link through to the Nine Mile Ride Extension at the northern edge of Parcel 10. A further point of access is taken from P14+P15.
43. Pedestrian linkages are provided throughout, with ample connectivity within the site and to adjacent development. A 'green link' pedestrian route runs through the site (by Plots 168-175 – see illustration below) from Parcel 10 to Parcel 14/15 with additional landscaping features to promote pedestrian movement. This will provide greater permeability across the Finchwood Park development, providing a convenient route through to future amenities within and adjacent to the Neighbourhood Centre parcel (RM approval 241962).



44. Visibility splays for the internal junctions have been submitted and are based on a 20mph design speed. Forward visibility and pedestrian splays from private drives have also been submitted, both of which are compliant. Any landscaping within splays will need to be maintained to be less than 0.6m in height; condition 9 refers.

45. A phased bus strategy to secure public transport links to the site has previously been agreed in accordance with Condition 40 of the outline planning consent. Bus stops are conveniently located adjacent to the north eastern boundary of the site (along the Nine Mile Ride Extension), thereby ensuring accessibility from this phase of the development.
46. In summary, it is considered that the variety in typology of streets and provision of routes offering priority to pedestrians, would contribute to a well-designed, navigable development.

Car Parking

47. Core Strategy Policy CP6 Managing Travel Demand and MDD LP Policy CC07 Parking require appropriate vehicle parking, in line with the Council's standards set out at Appendix 2 of the MDD LP. Design Principles 3e(i)-(iv) of the Arborfield Garrison SDL SPD require that vehicle and cycle parking is well planned and designed to ensure that it does not have a detrimental impact on the visual amenity and character of the area.
48. The site layout plan proposes a total of 329 car parking spaces comprising 273 allocated car parking spaces, 32 visitor parking spaces and 23 unallocated parking spaces and 1 substation space. Active Electric Charging points will be fitted to all dwellings,
49. Parking and charging provision is well distributed and meets WBC parking standards. The application is therefore acceptable in parking terms, subject to a condition to secure details of EV charging points for visitor parking; 10 refers.

Cycle Parking

50. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover.
51. Cycle parking for houses is provided in sheds located within rear gardens. Apartment block residents are served by secure communal stores that are integrated within the ground floor of each building. Further information is required in respect to the door-opening specification for the apartment block stores, as well as measures to ensure operational security. The LPA will require these details to be submitted under a discharge of conditions application to fulfil the requirements of outline planning condition 36.

Deliveries, Servicing and Refuse Collection

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

Flood Risk and Drainage:

Surface Water

53. 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.
54. A Flood Risk Assessment and Surface Water Drainage Strategy support the outline planning permission. The Reserved Matters include details of a drainage scheme that are consistent with the outline strategy, and employ two attenuations basins and various tanked storage across seven sub-networks, ensuring all parts of the Reserved Matters site are catered to.

Foul Water

55. The principles for the site wide Foul Drainage Strategy have been approved at outline stage. Foul drainage for the development is to discharge to the public sewer network. Thames Water are the sewerage authority and, since there are no changes to the drainage scheme agreed at outline stage, raise no objection to the proposals.

Ecology:

56. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
57. The Environment Act (2021) introduced a requirement for new development (from November 2023) to provide a 10% net gain of biodiversity. The original outline application was approved at a time when the use of biodiversity impact assessment calculators – used to consider a development scenario and whether there is a biodiversity net loss or gain – was not widespread and the National Planning Policy Framework wording was weaker at justifying the requirement for this approach. However, the Council's ecology specialist made an overall assessment and identified that there would be significant net benefits; the outline planning permission thus securing the provision and security of 29.7ha semi-natural greenspace. This has since been delivered as SANG, the area having recently been adopted by the Council. Thus, whilst it is not possible to retrospectively seek a biodiversity impact assessment

calculation for individual RM parcels, the principle of biodiversity enhancement is nevertheless integral to the development.

58. At the Outline Planning Application stage, several surveys were undertaken to establish the nature of biodiversity interest within the site and its vicinity and to inform the Ecological Impact Assessment. The Environmental Statement submitted as part of Outline Planning Application identified that Hogwood Farm site supported important habitats (such as ancient woodland and species-rich hedgerows) and several important and/or protected species (such as bats and breeding birds). The assessment identified that the Hogwood Farm proposals would result in negligible to moderate detrimental impacts in ecology terms. It was proposed that mitigation of these impacts would be achieved through habitat creation, including new ponds, woodland and grasslands (mainly within the SANG), an appropriate bat mitigation strategy (including a sensitive lighting scheme), a detailed reptile mitigation strategy (that would enable the retention of the reptiles within the wider site), and a Biodiversity Action Plan that would deliver a range of general biodiversity mitigation and enhancement measures. These were secured under Conditions 21-30 of the Outline Planning Permission.
59. The Reserved Matters application is accompanied by a suite of ecological reports which consider the impact of development on woodland and hedgerows, ecological permeability, bats, reptiles, and non-native invasive species, together with recommended mitigation and arrangements for long-term management. The reports and strategies comprehensively describe the potential impact of the development on protected species and propose mitigation where required.

Thames Basin Heaths Special Protection Area (SPA)

60. The SPA was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The site falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi) of Arborfield Garrison SDL SPD, mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
61. The impact of the development has been mitigated through the provision of 29.7ha of SANG to the south-west of the application site. The SANG provides a suitable space to compensate for the growth in resident numbers associated with the Hogwood Farm development. The SANG is open to public and the current application demonstrates an appropriate pedestrian route via adjacent development parcel P10.

Environmental Health:

Noise

62. Core Strategy Policy CP1 *Sustainable Development* seeks to avoid development in areas where noise may impact on the amenity of future occupants and MDD LP Policy CC06 *Noise* reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
63. The Outline Planning Permission was accompanied by Environmental Statement which considered the potential for the proposed development to impact on noise at existing and proposed receptor locations, both during the construction and operational stages of the development. The impact during the construction phase would be mitigated through a Construction and Environment Management Plan, submission of which is required prior commencement of development within each parcel under Condition 43 of the Outline Planning Permission. Moreover, to protect occupiers of neighbouring properties from impacts associated with construction activities, no building works would be permitted outside hours specified under Condition 44 of the Outline Planning Permission.
64. The noise assessment submitted as part of Environmental Statement also considered the impact of increased traffic noise on future receptors. It was recommended that future buildings that would be located close to the road network are designed to achieve guideline internal ambient noise levels set out in BS8233. The Outline Planning Permission did not require that Reserved Matters Applications are supported by site-specific noise assessment. However, the submitted Energy Statement identifies that the required reductions in carbon emissions would be achieved through the installation of Air Source Heat Pumps (ASHP). Whilst the principle of use ASHP to achieve carbon reductions is commended, the noise implications of site-wide utilisation of ASHP have not been assessed as part of Environmental Statement.
65. Neighbouring parcels have been accompanied by noise assessments that acknowledge a requirement for mitigation in cases where dwellings are located adjacent to the Nine Mile Ride Extension (as is the case for this parcel). This factor, in combination with the proposed use of ASHPs, may therefore give rise to a significant impact for some receptors. The current application is not supported by a site-specific assessment. Accordingly, planning conditions are recommended to secure implementation of any mitigation that may prove necessary (Conditions 11 and 12 refer).

Air Quality

66. Core Strategy Policy CP1 *Sustainable Development* establishes that development should minimise the emission of pollutants into the wider environment and that areas where pollution may impact upon amenity of future occupiers are avoided.

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

Contamination

68. Core Strategy policy CP1 *Sustainable Development* requires development to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution may impact upon the amenity and safety/health of future occupiers.

69. A preliminary risk assessment formed part of the Environment Statement, which accompanied the Outline Planning Application. It identified potential pollutant linkages both on and off site that could present a risk to end users. Accordingly, condition 57 requires a site-specific risk assessment to be submitted prior to commencement and an effective remediation scheme implemented if applicable.

Heritage and Archaeology:

Heritage

70. Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB24 *Designated Heritage Assets* establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.

71. The Outline Planning application was accompanied by Heritage Assessment (reference 203370.02 Rev 1) which established likely effect of the development at Hogwood Farm on the significance of the identified built heritage assets within and around the site. However, by virtue of their location some distance from the application site in combination with intervening development, the proposal is not considered to result in harm to the heritage assets, their setting or significance.

Archaeology

72. Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB25 *Archaeology* require the archaeological impact of development to be taken into consideration. Condition 61 of the Outline Planning Permission requires Reserved Matters applications to be supported by a Written Scheme

of Investigation (WSI) that details an investigative archaeological work in areas where previous evaluation has deemed this necessary.

73. Archaeological investigations have been carried out within parcel P11&P12 as part of a wider tranche of work. Evaluation trenching has satisfactorily demonstrated that no archaeological assets are present in this area that would require further mitigation

Community Infrastructure Levy (CIL):

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

CONCLUSION

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

The Public Sector Equality Duty (Equality Act 2010):

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

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve

Recommendation agreed by: (Authorised Officer)	 Nick Chancellor, Development Delivery Manager
Date:	21/11/2025