



Parcels 11 & 12, Hogwood Farm, Finchampstead

Planning Conditions Statement

Boyer

Prepared on behalf of Countryside Properties (UK) Ltd. | May 25

REPORT CONTROL

Project:	Parcels 11 & 12, Hogwood Farm, Finchampstead
Client:	Countryside Properties (UK) Ltd.
Reference:	24.1046
Document and revision number	Document No. IMS-F-18, Revision 3
File Origin:	Click to add file location.
Primary Author	Click to add initials.
Checked By:	Click to add initials.

Issue	Date	Status	Checked by

1. PLANNING CONDITIONS STATEMENT

Introduction

- 1.1 This Planning Conditions Statement has been prepared by Boyer, on behalf of Countryside Properties (UK) Ltd. ('the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Reserved Matters ('RM') planning application for Parcels 11 and 12 of the development pursuant to the approval of the minor material amendment (Section 73) application (Ref. 181194) which varied the hybrid planning application (Ref. 0/2014/2179 and 140674) for land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham ('the site').
- 1.2 The description of development for the hybrid planning application which was granted permission in January 2017 is as follows:
- "PART 1 - OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout and (e) scale FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sq m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq m of non- residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play area); and sustainable urban drainage systems.*
- PART 2 - Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG)"*
- 1.3 The decision notice granted planning permission for the development subject to compliance with a total of 66 conditions.
- 1.4 Following the grant of the hybrid permission in January 2017 and the subsequent sale of the site, the approved masterplan for the development was reviewed.
- 1.5 As a result, a number of potential improvements to the development were identified, alongside amendments which were necessary as a result of further technical studies which had identified additional opportunities and constraints on the site.
- 1.6 In order to deliver these improvements revisions to the approved parameter plans for the development were required. A Minor Material Amendment (Section 73) application (Ref. 181194) was therefore submitted which sought to revise the approved parameter plans for the development and provide additional supporting technical information. This application also sought to amend sixteen planning conditions to reflect the new drawing and report references.
- 1.7 Some of the amendments proposed as part of the Section 73 application included the re-alignment of the previously approved Nine Mile Ride Extension South (NMRE(S)), the

relocation of the primary school and neighbourhood centre to a new central location, the redesign of the proposed SANG masterplan to provide a more natural and less engineered landscape response, and a more sympathetic and appropriate design response to the Grade II Listed Building.

- 1.8 Planning consent for the Section 73 application was granted in November 2018.
- 1.9 Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref: 181194).
- 1.10 This NMA sought to amend the development parcel boundary for Parcel 10, which under the approved parameter plans would have incorporated small portions of Parcel 11 and Parcel 12a. It was considered that this would result in potential confusion and accordingly, it was agreed with Officers that updating the parameter plans would be beneficial. This NMA application (Ref. 230923) was approved on 11 April 2024.
- 1.11 In accordance with the revised parameter plans submitted to WBC, Countryside Properties have now prepared an RM application relating to Parcels 11 and 12 of the proposed development for the erection of 161 dwellings.
- 1.12 The RM application incorporates a number of supporting documents including information to discharge a number of planning conditions which were imposed by the Section 73 planning permission.
- 1.13 This document provides a summary of the relevant planning conditions which the applicant is seeking to discharge as part of this application and identifies which of the submitted documents relate to each condition.
- 1.14 The information to discharge the remaining planning conditions for this Phase of development will be submitted separately in due course, when the relevant information becomes available.

Conditions Being Discharged Alongside the Reserved Matters Application

- 1.15 An application to discharge the following planning conditions is being submitted alongside the RM application for Parcel 13:

Condition Number	Condition Title	Information Submitted
17	Arboricultural Impact Assessment	Arboricultural Impact Assessment Ref. JSL5287_771 P01 (April 2025) by RPS Group
19	Protection of existing trees and vegetation	Arboricultural Impact Assessment Ref. JSL5287_771 P01 (April 2025) by RPS Group

20	Levels	Parcels 11 and 12 Proposed Levels Sheet 1 of 2 Ref. 7292.009 Rev P03 by Stuart Michael Associates Parcels 11 and 12 Proposed Levels Sheet 2 of 2 Ref. 7292.010 Rev P03 by Stuart Michael Associates
21	Landscape and Ecological Management Plan (LEMP)	Landscape and Ecological Management Plan – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
23	Hedgerows	Hedgerow Mitigation and Compensation Strategy – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
24	Bats	Detailed Bat Mitigation Strategy – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
26	Reptiles	Detailed Reptile Mitigation Strategy – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
28	Ecological Permeability	Detailed Ecological Permeability Scheme – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
30	Non-native invasive species	Non-Native Species Management Plan – Parcels 11 and 12 (May 2025) by Hankinson Duckett Associates
35	Car Parking	Proposed Parking Plan – Ref. 7527 PL11 Rev A by ECE Architecture Reserved Matters Transport Statement Ref

		7292/TS/P11&12 02 (March 2025) by Stuart Michael Associates
36	Bicycle Parking	Reserved Matters Transport Statement Ref 7292/TS/P11&12 02 (March 2025) by Stuart Michael Associates
39	Walking, Cycling and Equine Strategy	Reserved Matters Transport Statement Ref 7292/TS/P11&12 02 (March 2025) by Stuart Michael Associates
49	Low and Zero Carbon Technologies	Energy Strategy Statement (May 2025) by Briary Energy
50	Lifetime Homes	The Lifetime Homes Standards no longer exist. However, they can largely be equated with M4(2). Accordingly, 10% of market dwellings and 10% of affordable dwellings will be M4(2). This is confirmed in the submitted Design and Access Statement and on the Accessibility Plan Ref. 7527 PL16 Rev A by ECE Architecture
51	Other Sustainability Matters	Energy Strategy Statement (May 2025) by Briary Energy
52	Water Consumption	Part G Water Efficiency Calculation 1B2P Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation 2B3P Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation 2B4P Ref. PRJ014328 (April 2025)

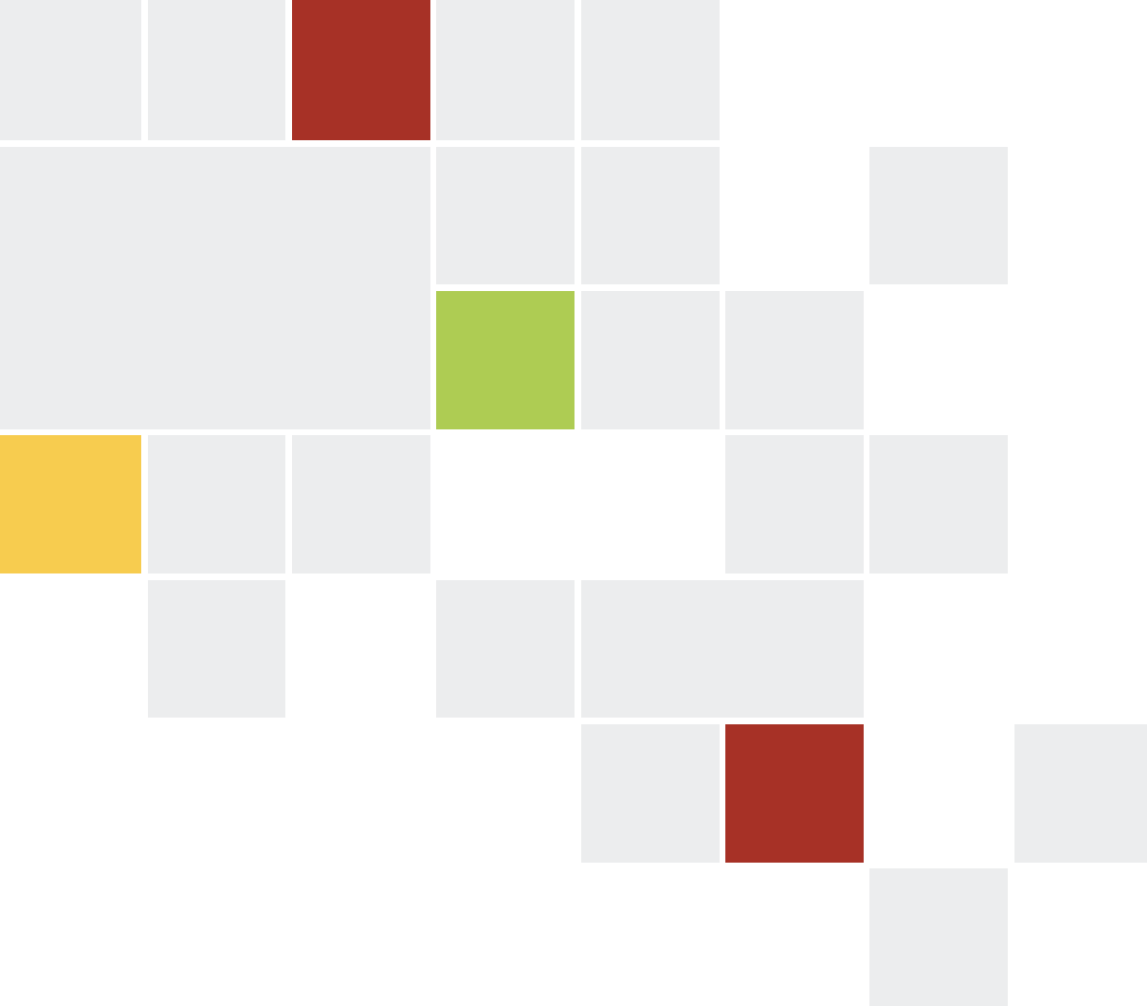
		Part G Water Efficiency Calculation H232 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H236 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H242 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H341 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H351 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H354 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H356 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H451 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H462 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H466 Ref. PRJ014328 (April 2025) Part G Water Efficiency Calculation H352 Ref. PRJ014328 (April 2025)
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53	Refuse and Recycling Storage	Refuse Vehicle Tracking Sheet 1 of 2 Ref. 7292.003 Rev P03 by Stuart Michael Associates Refuse Vehicle Tracking Sheet 2 of 2 Ref. 7292.004 Rev P03 by Stuart Michael Associates Reserved Matters Transport Statement Ref 7292/TS/P11&12 02 (March 2025) by Stuart Michael Associates Design and Access Statement by ECE Architecture
62	Archaeology	Heritage Statement Ref. 218332.03 (May 2025) by Wessex Archaeology
65	SANG Access	Temporary SANG Access from Parcels 11&12

Conclusion

- 1.16 Hybrid planning permission was granted in January 2017 (Ref. 0/2014/2179 and 140674) for land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, and a Section 73 planning application was later granted in November 2018 (Ref. 181194) to revise the approved parameter plans for the development and provide additional supporting technical information. This application also amended sixteen planning conditions to reflect the new drawing and report references.
- 1.17 Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref:181194).

- 1.18 Countryside Properties have subsequently prepared an RM application relating to Parcels 11 and 12 for the erection of 161 dwellings.
- 1.19 Documentation to discharge the planning conditions set out above, have been submitted alongside the RM application.
- 1.20 Information to discharge the remaining planning conditions for Parcels 11 and 12 will be submitted separately in due course, when the relevant information becomes available.



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