

Our Ref: ATE/WK/WK/0260/L.1/251777/MW/KH

Your Ref: 241962

Confirmed Location: 477135, 164489

18 March 2025

For the attention of The Planning Department
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1BN



FISHER GERMAN LLP
Exolum Pipeline System Ltd
PO Box 7273
Ashby de la Zouch
Leicestershire
LE65 2BY

Tel: 0845 0701245

Email:

Exolumpipelinesystem@fishergerman.co.uk

www.fishergerman.co.uk

Dear Sirs/Madam

Exolum Pipeline System Ltd – Affected Response – Planning Application

Location: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Thank you for your consultation. We confirm that our client Exolum's apparatus will be affected by your proposals as indicated on the attached plan(s). The plan(s) supplied are intended for general guidance only and should not be relied upon for excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided and to verify the true location of the pipeline you should contact Exolum to arrange a site visit. Their contact details are:

Central Services
Ashdon Road
Saffron Walden
Essex, CB10 2NF

Email: pipelinerow@exolum.com
Tel: 01799 564101

When contacting Exolum, please quote our unique reference **251777**, which is specific to this enquiry. Please note that you should contact Exolum within 28 days of the date of this letter to validate this enquiry, otherwise it will become void.

You should note that the interests of the Exolum are conserved by means of the Energy Act 2013, Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from Exolum. Exolum's Easement Strips are 6 metres wide and can incorporate other associated Exolum facilities.

Exolum will be able to provide guidance on the required procedures for entering a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of application.

To reiterate, you should not undertake any work or activity without first contacting Exolum for advice and, if required, a Works Consent. For a copy of Exolum's Managing Development and Works in Proximity to Exolum Pipelines, please visit:

<https://exolum.com/varios/TPA/CGU.0011.ITG.NWE.UK%20Managing%20Development%20and%20Works%20in%20Proximity%20to%20Exolum%20Pipelines.pdf>

This will provide you with practical information regarding the legislation that governs the Exolum.

You should also be aware that landowners and third parties have a duty of care not to carry out any works that have the potential to damage Exolum apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.

Please note that implementation of any unapproved work that affects the Exolum Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage.

Should you require any further assistance regarding this letter please contact the undersigned or alternatively, you can contact Exolum using the details provided above.

Yours faithfully



For and on behalf of FISHER GERMAN LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services

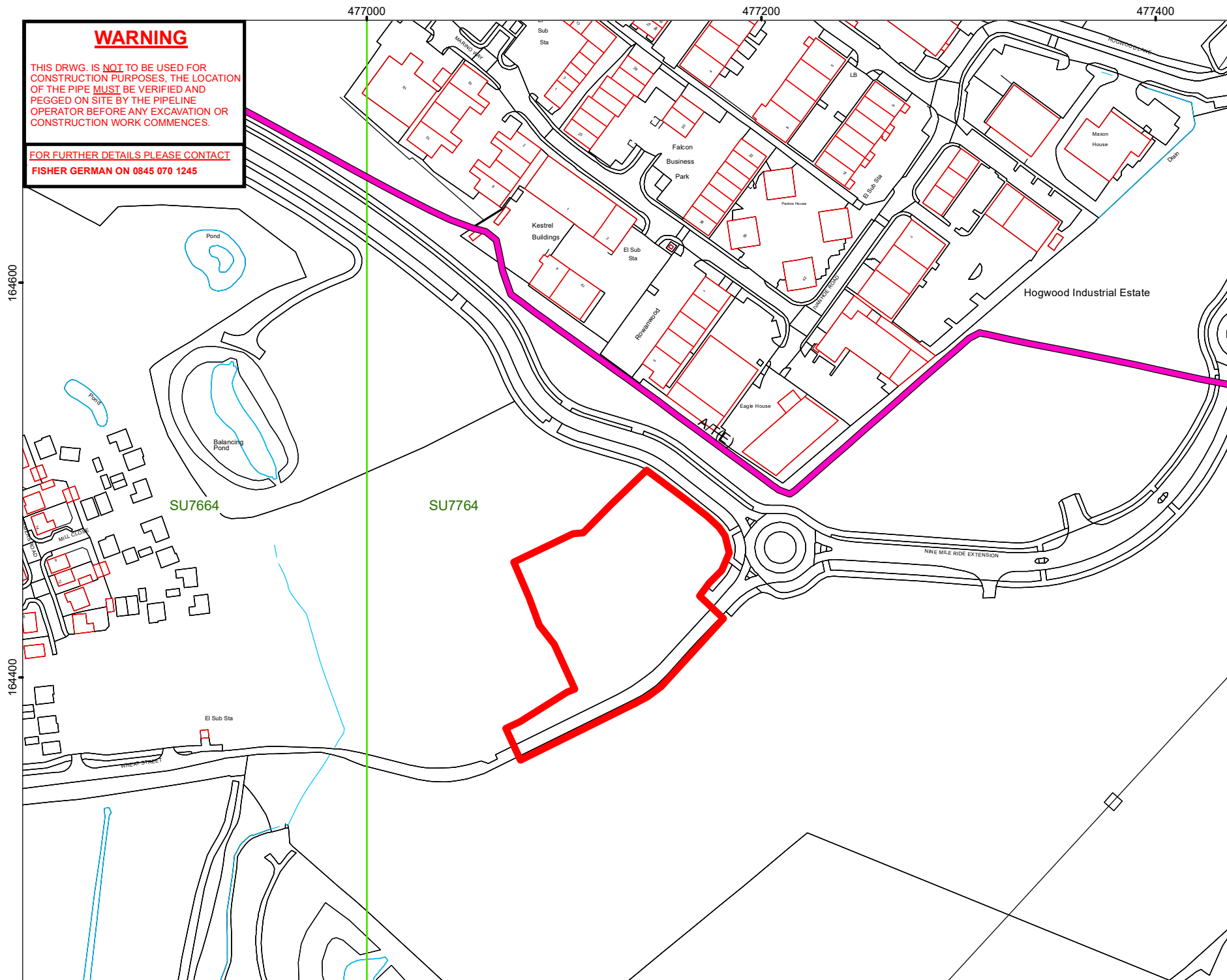
WARNING

THIS DRWG. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, THE LOCATION OF THE PIPE MUST BE VERIFIED AND PEGGED ON SITE BY THE PIPELINE OPERATOR BEFORE ANY EXCAVATION OR CONSTRUCTION WORK COMMENCES.

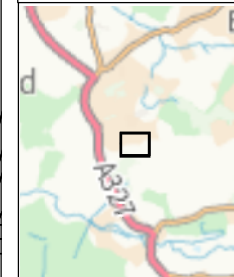
FOR FURTHER DETAILS PLEASE CONTACT
FISHER GERMAN ON 0845 070 1245

THIS DRWG. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, THE LOCATION OF THE PIPE MUST BE VERIFIED AND PEGGED ON SITE BY THE PIPELINE OPERATOR BEFORE ANY EXCAVATION OR CONSTRUCTION WORK COMMENCES.

FOR FURTHER DETAILS PLEASE CONTACT
FISHER GERMAN ON 0845 070 1245



OVERVIEW WINDOW



Legend

 EXOLUM

— Cathodic Protection

Nearest Postcode:
RG40 4DB

Latitude & Longitude:
51.373778 , -0.89325513

Site centre coordinates:
477,135 - 164,489

Client:



TITLE:
LOCATION PLAN EXTRACT
OF PIPELINE A/T(E)

SCALE: 1:2,500 @ A4
DATE: 11/03/2025

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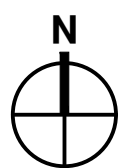
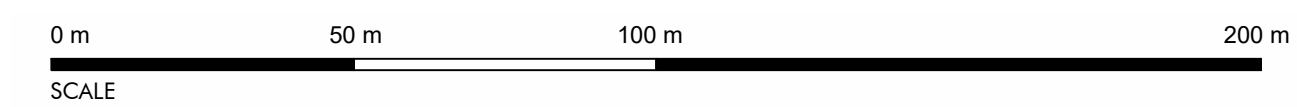
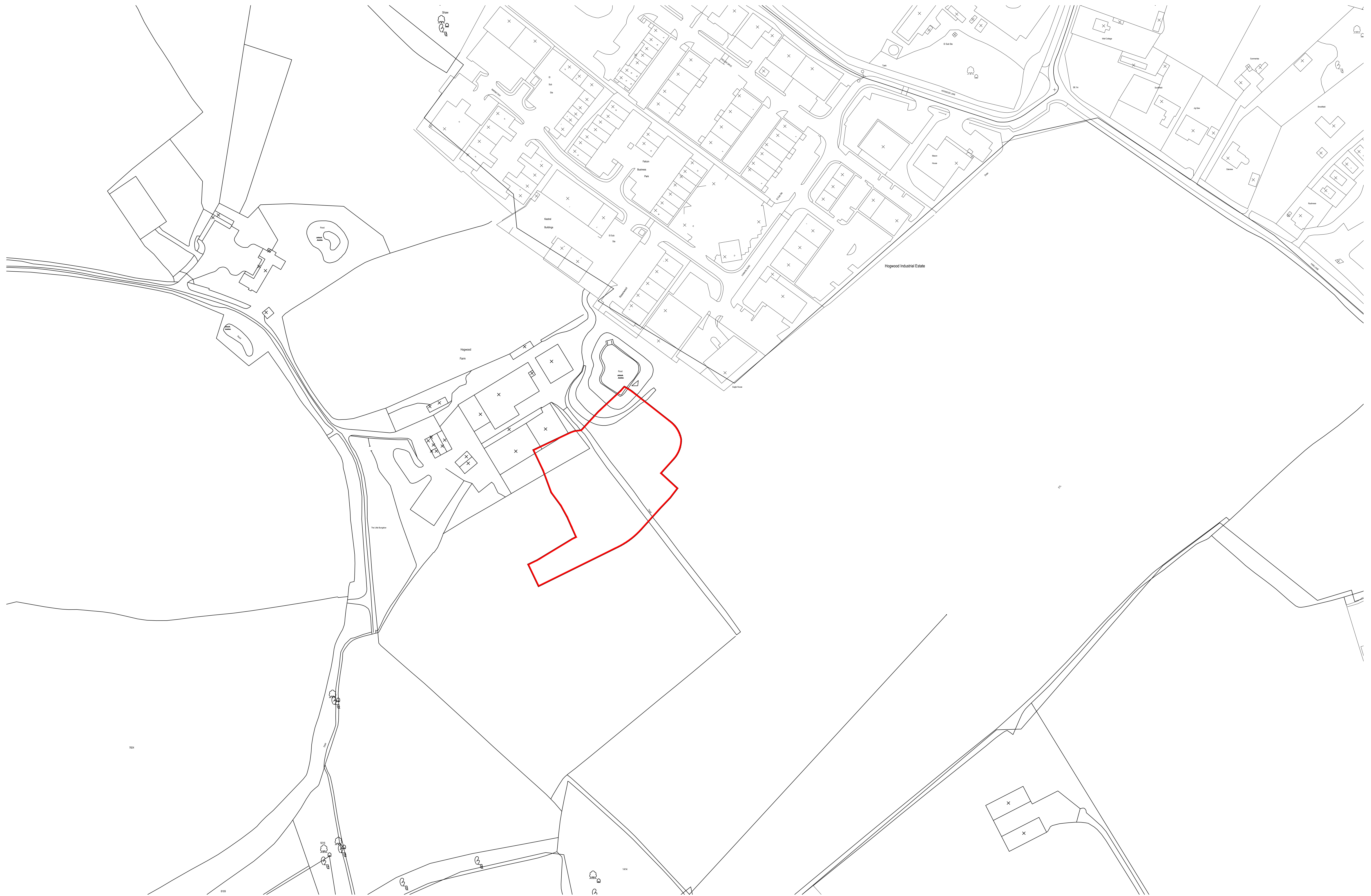
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The Estates Office,
Norman Court, Ashby de la Zouch,
Leicestershire, LE65 2UZ

Telephone 0845 070 1245

DRAWING NO:
Wokingham 241962



Client: Cala Homes	Drawing Title: Location Plans					 Omega Architects The Front Barn, 124 Manor Road North, Thames Ditton, KT7 0BH T: 01372 470 313 W: www.omega-architects.co.uk	Project No'	Class	Dwg No'	Status	Rev
Project: Neighbourhood Centre, Hogwood Farm, Finchampstead	Scale: 1:1250 @ A1	Revision	Drawn	Check	Date		3243.1	A	1000	PL	A
		A	MP	MP	07.08.24	DWG C: COLOURED A: BLACK & WHITE BASED ON: SECTION 01: FINCHAMPSTEAD NEIGHBOURHOOD DRAINAGE					

PREPARED BY OMEGA ARCHITECTS. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Omega Architects Limited. Desk Top Publishing and Graphic Design by Omega Architects.

REGISTERED COMPANY DETAILS: Oneas Architects Limited, UK registered Company Number 2972784. Registered Address: Akasia, 46 High Street, Esher, Surrey, KT10 9GY



A	07/08/24	GC	Scale amended
Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
Dixies Barns, High Street, Aishwell, Hertfordshire SG7 5NT			
t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project Hogwood Farm, Finchampstead			
Drawing Neighbourhood Centre Title Landscape Masterplan			
Client CALA Homes Thames			
Scale @ A0 1:200		Drawing No. CSA/6689/131	
Date July 2024		Rev -	
Drawn AL		Checked GC	

Application for approval of reserved matters following outline approval. Town and Country Planning (Development Management Procedure) (England) Order 2015

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
 Planning Services
 PO Box 157, Civic Offices, Shute End
 Wokingham, Berkshire
 RG40 1WR
 email: development.control@wokingham.gov.uk
 Phone: 0118 974 6000

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:			
Last name:					
Company (optional):	Cala Homes (Thames) Ltd				
Unit:		House number:		House suffix:	
House name:	Cala House				
Address 1:	The Causeway				
Address 2:					
Address 3:					
Town:	Staines Upon Thames				
County:	Surrey				
Country:					
Postcode:	TW18 3AX				

2. Agent Name and Address

Title:	Mrs	First name:	Michelle		
Last name:	Quan				
Company (optional):	Boyer				
Unit:		House number:		House suffix:	
House name:	Crowthorne House				
Address 1:	Nine Mile Ride				
Address 2:					
Address 3:					
Town:	Wokingham				
County:	Berkshire				
Country:					
Postcode:	RG40 3GZ				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:	Hogwood Farm				
Address 2:					
Address 3:					
Town:					
County:					
Postcode (optional):	RG40 4QY				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description: The Neighbourhood Centre at Hogwood Farm					

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Development Description

Please indicate which reserved matter(s) you require to be determined under this application:

☒ Access ☒ Appearance ☒ Landscaping ☒ Layout ☒ Scale

Please provide a description of the approved development as shown on the decision letter:

Application to vary the following conditions of planning consent O/2014/2179 - 1. Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non-residential uses;13.The primary school; 14.Employment land; 24. Bats; 39.Walking, Cycling and equine strategy; 41. Travel Plan (commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64.SANG landscape scheme. Additional condition 66. Foul drainage.

Reference number:

Date of decision:

(date must be pre-application submission) (DD/MM/YYYY)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time.

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes

☒ No

With respect to the authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

7. Supporting Information

Please provide the following information:

List of all relevant drawings, including reference numbers, that were approved as part of the original decision:

Drawing	Reference Number
Please see accompanying list of submitted information	

List of drawing numbers submitted with this application for approval:

Drawing Number

Reasons for any changes to the original drawings (if applicable):

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☒

The correct fee: ☒

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies* of such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission. ☒

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick).

You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

M Quan

Date (DD/MM/YYYY):

15/07/2024

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):
 07493 867 648

Country code: Fax number (optional):

Email address (optional):

michellequan@boyerplanning.co.uk

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

WBC Planning Application 241962

"development.control@wokingham.gov.uk" <development.control@wokingham.gov.uk>

Created on 18/03/2025 13:03

Dear Consultee,

Please see the attached document in relation to a consultation about the above planning application.

Kind regards,

Development Management & Compliance

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Date: 10 March 2025
Application: 241962



WOKINGHAM
BOROUGH COUNCIL

Fisher German Surveyors
P.O Box 7273
Ashby-De-La-Zouche
Leicestershire
LE65 2BY

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Fisher German Surveyors,

Approval of Reserved Matters Consultation

Application Number: 241962

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

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 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.

Grid Reference: Easting - 477128, Northing - 164426

We have received revised/additional details and would be grateful to receive your observations on these by **13 October 2024**. The revised details show: Revised plans received incorporating changes to the site layout..

Please email your response to planning.enquiries@wokingham.gov.uk quoting the reference number 241962 in all communications.

Yours sincerely,
Development Management & Compliance