

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241962
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	7 April 2025
Site Visit Date:	10 July 2024
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.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location (Arborfield Garrison)
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
CLH Oil Pipeline Consultation Zone

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 CP13 – Town Centres and Shopping 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 CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB17 – Local Centres and Neighbourhood and Village Shops TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) TB25 – Archaeology
Other	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) Sustainable Design and Construction Supplementary Planning Document (28 May 2010) 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)

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	Approved – 09/01/2017

	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).	
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 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.	Approved 16/11/2018 –
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	Approved 07/04/2021 –

	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).	
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), 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 – 18/05/2022
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	Approved – 15/07/2022

	systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	
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	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 landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 19/04/2023
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	Approved - 20/12/2023

	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.	
242332	Application for non-material amendment to planning consent 181194 to allow removal of condition 5.	Approved – 26/09/2024
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.	Under consideration
242811	Application for non-material amendment to planning consent 181194 to amend the approved parameter plans to reflect revised land use arrangements.	Under consideration
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Under consideration

CONSULTATION RESPONSES

Internal

SDL Built Heritage – No objection
 SDL Environmental Health – No objection
 SDL Flood Risk Officer – No objection, subject to condition
 SDL Green Infrastructure – No objection, subject to condition
 SDL Landscape and Trees – No objection subject to conditions
 SDL Ecology – No objection subject to conditions
 SDL Ecology (Newts) – No comments received
 SDL Economic Prosperity and Place (Community infrastructure) - No objection subject to condition
 WBC Community Safety – No comments received
 SDL Highways – No objection subject to conditions
 WBC CIL – CIL Liable development
 SDL Education (School Place Planning) - No objection
 SDL Cleaner & Greener – No comments received
 SDL Community Sustainability – No comments received#
 SDL Property Services – No comments received
 SDL Public Rights Of Way Officer – No comments received

External

SDL Berks, Bucks and Oxon – No comments received
 SDL South East Water – No comments received
 SDL Archaeologist – No objection
 SDL Thames Water – No comment to make on application
 SDL SSE Power Distribution – No comments received

SDL Berks, Bucks and Oxon Wildlife Trust – No comments received
 SGN – Advisory comment received
 SSN Power Distribution – Advisory comment received
 SDL Crime Prevention Design Advisor – Advisory comment received
 Royal Berkshire Fire & Rescue – Advisory comment received

REPRESENTATIONS

Arborfield Newland Parish Council	No objection
Barkham Parish Council	No comments received
Finchampstead Parish Council	No objection
Neighbours	One neighbour comment received expressing support for the proposal.

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 an application under s.96A of the Town and Country Planning Act 1990 (as amended)). The non-material amendment application (230923) regularised changes to boundaries of parcels 10, 11 and 12, location of play areas and location of SuDS features. Further non-material amendment application (242332) removed Condition 5 of the Outline Planning Permission, which restricted the timescales for submission of Reserved Matters application in respect of Parcel P10 until the Reserved Matters application for Primary School has been submitted. A further non-material amendment application (242811) is currently under consideration; it seeks an amendment to the approved parameter plans to reflect the proposed revisions of land use to enable early delivery of sports facilities and allotments, which would be enabled through the delivery of the additional residential units pursuant to a separate future Full Planning application.

4. The Outline Planning Permission was subject to a S106 legal agreement, which secures the coordinated delivery of the infrastructure necessary to support the development – including on-site provision of a primary school, a neighbourhood centre, Suitable Alternative Natural Greenspace (SANG), play areas, allotments and amenity open space – and triggers for its delivery, consistent with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.
5. 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 through Reserved Matters Approval process. In accordance with the Outline Permission, the current application seeks approval of Reserved Matters in relation to Neighbourhood Centre Parcel, which would comprise of 18 dwellings (apartments), two commercial units (with associated space for plant, bins and staff/operations purposes) totalling 550m², civic space, Local Area of Play, access via southern Bus Loop, associated internal roads and parking, landscaping, footpaths and sustainable urban drainage systems (SuDS).

Site Description

6. The site is located in the central part of the area was granted planning permission under Outline Planning Permission. The parcel is currently undeveloped and was previously in agricultural use. To the north and north-west the parcel is abutted by Nine Mile Ride Extension South (“NMRES”) constructed as part of the Outline Planning Permission. The NMRES has been constructed as pursuant to the outline planning permission and its intended function is as the main artery and primary route to serve the residential development. To the south the site adjoins a construction access road constructed as part of proposals for Parcels P14 & P15. To the east and north-east the site abuts area of undeveloped land, allocated in parameter plans for the delivery of a future school.

Approved Parameters

Land Use

7. The distribution of land uses and their relationship to the landscape character were considered at the Outline stage. The approved Land Use Parameter Plan and Open Space Parameter Plan established a framework to ensure the development integrates well with the existing landscape. In line with this framework, the proposal includes a mix of residential and non-residential floorspace, along with a public open space incorporating a civic area. The Neighbourhood Centre's location is consistent with the approved Land Use Parameter Plan.
8. The Land Use Parameter Plan allocated 0.296 hectares for the Neighbourhood Centre, excluding 0.04 hectares of civic space secured under the s.106 Legal Agreement. The current application covers approximately 0.63 hectares, including 0.15 hectares of civic space comprised within the area of public open space, thereby exceeding the envisaged quantum for each land use in the Land Use Parameter Plan and S106 Agreement. To accommodate this expansion, the Neighbourhood Centre footprint has been extended into land originally designated for a primary school. The s.106 Agreement requires the applicant to transfer no less than 2.5 hectares to the Council for the school's delivery. Following this proposal, approximately 2.2 hectares remains available for the school site, as shown in Figure 1 below.

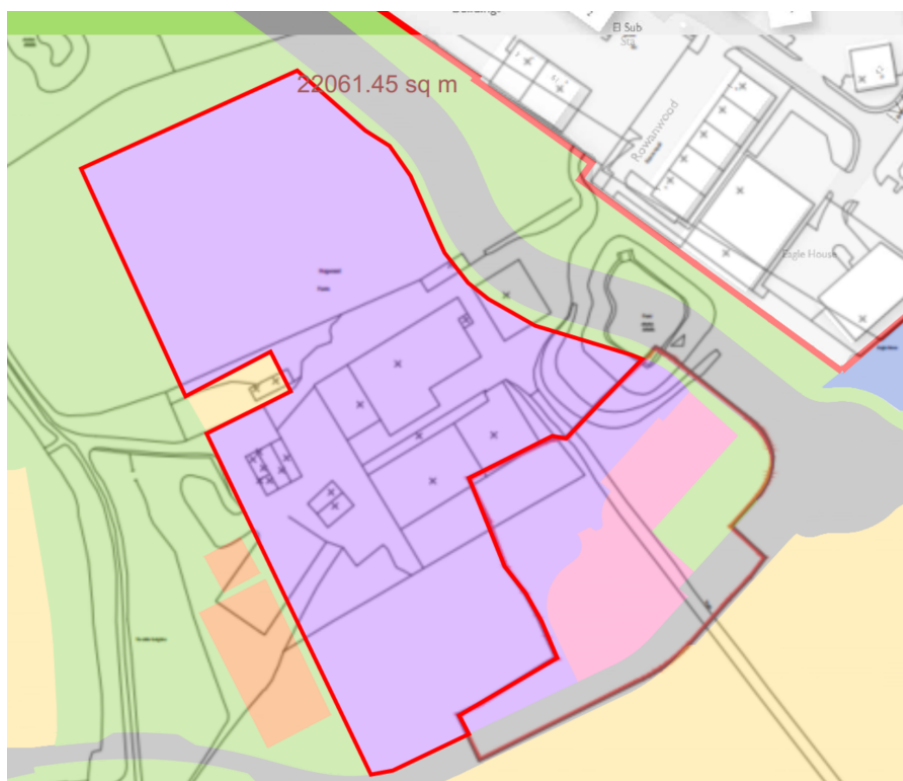


Figure 1: Area available for the delivery of school

9. The expanded Neighbourhood Centre would include shared parking facilities for visitors, deliveries, and school drop-off/pick-up, including a coach bay. This shared parking approach aligns with Condition 7 of the Outline Planning Permission, which encourages integrated parking and servicing for

commercial, community, and residential uses within the Neighbourhood Centre.

10. To ensure the proposal does not compromise the future delivery of a school for the Hogwood Farm (Finchwood Park) development, officers requested the submission of an indicative school layout. The submitted indicative school site layout demonstrates that sufficient space would be available for staff parking, the school building, and sports facilities. The WBC Property and Education teams have reviewed the proposal and confirmed that the remaining 2.2-hectare site exceeds the Department for Education's recommended minimum area for a school (as per BB103 standard). Given that the proposal secures an appropriate school pick-up/drop-off provision through shared parking facilities – to be delivered by the applicant as part of the Neighbourhood Centre proposals – it is considered that the development not only safeguards but also supports the delivery of the future school.

Neighbourhood Centre: Commercial Uses

11. The CS Policy CP13: *Town Centres and Shopping* and MD DLP Policy TB15: *Major Town, and Small Town/ District Centre Development* seek to maintain a hierarchy of shopping provision to meet the needs of local residents. These policies support the creation of new and enhancement of existing local centres within the four SDLs to promote sustainable development patterns.
12. Accordingly, Core Strategy Policy CP18: *Arborfield Garrison SDL* (plus Appendix 7), the Infrastructure SPD and the Arborfield Garrison SDL SPD (“AG SPD”) (Design Principles 2a and 4a in particular) establish that one District Centre and two Neighbourhood Centres should be provided as a focus for community activity within the Arborfield Garrison SDL. The Neighbourhood Centres are to be located in the north and south of the SDL, while the centrally located District Centre is to serve as the main retail hub. Each Neighbourhood Centre must have a clearly identifiable core, linked to key streets to ensure accessibility and visual prominence.
13. To protect the vitality and/or viability of other centres within the hierarchy of main, district and local centres within the borough, Condition 9 requires that the Neighbourhood Centre does not contain more than 500m² of non-residential floorspace. Additionally, Condition 11 restricts the size of units within Neighbourhood Centres to 150m² and Condition 10 restricts non-residential uses to those within former Use Class A (A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways) and to Use Class D1 (non-residential institutions).
14. The proposal includes two commercial units totalling 475m², which complies with Condition 9. While the exact uses of these units are unspecified, changes to the Use Class Order (1987, as amended in 2020) mean that all Class E uses (Commercial, Business, and Service) are permitted without requiring further planning permission (as per Section 55 of the Town and Country Planning Act 1990).
15. The applicant indicated that the larger unit (“C-Store”) would be a convenience store. C-Store unit would measure 265m², exceeding the 150m² unit size limit set by Condition 11. The applicant has indicated that this size is necessary to meet the operational needs of the prospective operator.

16. Officers note that the AG SPD envisages convenience retail as a focal point for both District and Neighbourhood Centres. The District Centre, centrally located within the Arborfield Garrison SDL, already includes retail facilities approved under Reserved Matters applications 230872 (District Centre) and 232927 (Supermarket). In contrast, the proposed Neighbourhood Centre is situated in the southern part of the SDL, near the Core Employment Area of Hogwood Farm, the future primary school, and nearby residential parcels. Given this context, the proposed quantum of commercial floorspace is considered appropriate for the Neighbourhood Centre, balancing retail provision across the SDL while contributing to its overall vitality.

Public Open Space and Civic Space

17. The approved Open Space Parameter Plan and Hogwood Farm Masterplan Framework Document ("MFD") identify an area of open space of which the function is to support the Neighbourhood Centre. Additionally, Section 106 Legal Agreement secured the provision of a minimum of 0.04 hectare of civic space.
18. The proposal includes an area of public open space measuring approximately 0.15 hectare, which has been designed to read as one large area of flexible central civic space to support a variety of potential activities, such as outdoor eating and drinking or a farmers market. It is also proposed that the area of public open space would incorporate a Local Area of Play (LAP), to enhance facilities in a prominent location adjacent to the future school.

Scale and Density

19. 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 AG SPD (Section 4) and envisage two to three storey buildings in this part of the site. Section 3 requires that landmark buildings should be located to aid legibility and increases in building heights should reinforce the presence of the district and neighbourhood centres.
20. The approved Density Parameter Plan and Building Heights Parameter Plan establish the approved maximum densities and heights for the area.
21. The plans do not specify densities of residential development within the Neighbourhood Centre; however, given the nature of the proposal and proximity to the NMRES, higher densities (i.e. 45-50 dph as envisaged for NMRES frontages) are considered appropriate in this instance. The proposal would result in residential development of approximately 55 dph (excluding the area of shared parking facilities), which is considered appropriate in this location.
22. The approved parameter plans envisage that buildings in this location would not exceed 3 storeys. During the pre-application process, the applicant was encouraged to explore an option for the delivery of a taller mixed-use building of up to four storeys, in line with principle 3c(i) of the AG SPD. As a result, the comprises a four-storey building mixed use building with commercial units at ground floor and 18 apartments distributed across three floors. The proposed scale is considered to help define the character and identity of the

neighbourhood centre as a focal point and assist with legibility and wayfinding, particularly in the context of three storey apartment blocks approved on the opposite side of Southern Bus Loop and along Nine Mile Ride, as part of Reserved Matters for Parcels P1 (181422) and P10 (231095).

Access and Movement

23. The approved Access and Movement Parameter Plan and the MFD set out the access strategy for individual parcels, as well as road design principles based on a clear hierarchy of streets. Additionally, the approved Walking, Cycling and Equine Strategy specifies that secondary roads should include 2m-wide footways on both sides of the carriageway. Where roads are designated as bus routes, a 3m-wide shared foot/cycleway should be provided on one side.
24. A 3m-wide cycleway north of the application site has already been delivered as part of the NMRES proposals. The current application ensures that this cycleway extends along the northern side of the Southern Bus Loop, adjoining the Neighbourhood Centre, and continues to connect with the 3m-wide cycleway north of the future Parcel P6 and beyond – ensuring consistency with the approved plans and strategies.

Landscape and Trees:

25. 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. MDD LP Policy TB21 *Landscape Character*, amplified by the 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 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.
26. 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. The AG SPD requires that proposals accord with more area-specific Design Codes (Section 6.2). Consistent with this, the MFD acts as a Design Code for the development. Condition 8 requires that Reserved Matters Applications are accompanied by a Design Statement demonstrating how proposals conform to the MFD principles. Condition 7 required that a Development Brief for Neighbourhood Centre is approved prior to the submission of Reserved Matters Application for this phase.
27. The application is supported by a Design and Access Statement. While no formal Development Brief for the Neighbourhood Centre has been approved, the applicant engaged with the Local Planning Authority through the pre-application advice process, which provided a structured mechanism to inform

the Reserved Matters Application. As a result, it was agreed that a formal submission of a Development Brief was not necessary in this instance.

Building Design

28. Section 5 of the MFD sets out development framework for the wider site masterplan, which emphasises the strategic function of focal buildings located along the NMRES as gateway into the development. The design of these focal buildings should ensure that they are visible from afar to achieve a visual connection to the key facilities within the heart of the development.
29. Design Principle 3c of the AG SPD sets out that landmark buildings should be designed and located to emphasise the role and status of a particular building or place. Landmark buildings should include those with special architectural character, those incorporating distinctive features and those with special functions. Design Principle 4c states that the position and design of buildings should help to distinguish the centres and that large footprint buildings should be embedded within the block structure and form part of the street frontage. The guidance also stresses the importance of including residential uses on the upper floors above shops and similar uses, to promote the vibrancy and safety of centres.
30. The Neighbourhood Centre building would contain commercial uses and associated space on the ground floor and 18 no. of apartments distributed on three upper storeys. The northern, eastern and southern elevations would incorporate full height glazing elements, which would provide active frontage to the NMRES and the civic square. Taking cues from the varied rooflines in the approved proposals for Parcel P10, four-storey gables (up to 17.5 metres to the ridge) would be interspersed with balconies arranged across three top storeys, spandrel panels and full height windows, considerably breaking up the mass of the building. The building would be orientated in a way where main elevations facing public realm would incorporate fenestration and balconies, providing active frontage and avoiding blank elevations.
31. The design approach detailed in the Design and Access Statement is based on an analysis of elements of the existing and evolving character of the wider area. The incorporation of full height fenestration and recessed balconies within the prominent elevations emphasise the vertical form of the building, helping to achieve a distinctive yet appropriate design within the context. In terms of materials, red brick elevations with grey brick arches within gable elements are proposed. The extent of red brick material would be broken up by grey spandrel panels. The proposed approach to the design of the building is considered to emphasise its status and function as a neighbourhood focal space, aiding the legibility of the SDL as a whole. Conditions are imposed to secure the submission of detailed elevations and reveal depths and details of the balcony balustrades (Conditions 3 and 4 refer).

Public Open Space

32. The landscape strategy for this part of the site ("Hogwood School and Neighbourhood Centre" landscape character area) is set out in the approved Landscape Strategy. This outlines that the Neighbourhood Centre should be centred around a formal, traffic-free landscape square, designed as a flexible public open space. The square should feature high-quality hard landscaping,

with semi-mature specimen trees creating a sense of enclosure. Groundcover planting should define and frame spaces for both larger events and more intimate social interactions, while car parking should be segregated from the main square.

33. The application is accompanied by the Landscape Masterplan, which proposes a civic square to the south-east of the Neighbourhood Centre. This square would be framed by tree planting, providing separation from the NMRES to the north-east and the shared parking facilities to the south-west. Several pedestrian access points are proposed—two from the NMRES and one from the Southern Bus Loop. The latter has been designed as a continuation of the pedestrian link from Parcel P10, visually connecting the Neighbourhood Centre to an area of public open space at the heart of Parcel P10.
34. The submitted Design and Access Statement details the proposed hard landscaping approach, which includes tumbled grey blocks to break up the scale of the main pedestrian zone, enhance visual interest, and emphasise pedestrian priority. Within the shared parking and vehicle circulation areas, high-quality hard surfacing would comprise contrasting darker paving to mark parking bays and drop-off spaces, thereby eliminating the need for painted white lining.
35. The design also incorporates concrete seating with shrub-lined borders and wide benches to encourage community interaction and social engagement. The indicative Landscaped Area of Play illustrates how the play space could be integrated within the wider civic square setting. The proposal includes artistic concrete benches arranged in an organic pattern, offering both seating and informal play opportunities. Additionally, it is envisaged that the play area would feature high-quality stainless steel, timber and stone play equipment, which would complement the formal character of the area and also serving a dual-function as public art. Sculptural mounds with soft safety surfacing would add visual interest, enhance play opportunities, ensuring a durable, engaging play environment.
36. The extensive hard landscaping within the shared parking facilities would be softened and visually broken up through the incorporation of tree planting and rain gardens. These features would not only enhance the aesthetic quality of the space but also integrate sustainable urban drainage solutions (SuDS) through the use of rain gardens. Additionally, a private parking area designated for the apartments, located to the north-east of the building, would incorporate a distinct surface finish, narrower entrance point and a different landscape treatment to that within the civic square. It is therefore considered that the proposals would clearly differentiate this private space from public realm, ensuring a sense of separation and exclusivity.
37. The submitted details have been reviewed by the Council's Tree & Landscape and Green Infrastructure Officers, who recommend approval, subject to detailed landscaping proposals (including the detailed design of play space) to be secured by condition (Condition 6 refers).

Housing Mix and Tenure

Affordable Housing

38. 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.
39. Under the Outline permission, the s.106 legal agreement establishes that Hogwood Farm will deliver 35% of dwellings as affordable housing, all of which is to be provided on site. The following Table 1 outlines affordable housing provision across the Hogwood Farm site to date:

Development Parcels	Private	Affordable	Total
Parcel P1 (181142)	116 (65.1%)	62 (34.8%)	178
Parcels P2 & P3 (213645)	85 (63%)	50 (37%)	135
Parcels P14 & 15 (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	0 (0%)	18 (100%)	18
Cumulative total:	707 (64.9%)	382 (35.1%)	1,089

Table 1: Affordable Housing provision across parcels to date

40. The proposal seeks to deliver 100% of dwellings as affordable, which would exceed the s.106 requirements. However, this application was submitted in parallel with application for Reserved Matters approval at Parcels P4 & P5 (241524), where fewer than 35% of dwellings were proposed to be delivered as affordable housing. In the course of pre-application discussions, it has been agreed that the Reserved Matters applications for Parcels P4 and P5 and for Neighbourhood Centre would be considered in tandem. As outlined in the Table 1 above, overall, the site-wide affordable housing provision would achieve the 35% required under the Section 106 legal agreement, and as such, the identified shortfall of affordable housing units in Parcels P4 & P5 is redressed within the Neighbourhood Centre. In terms of the tenure of the affordable housing, all of the proposed units would be delivered as Affordable Rent tenure. The proposal has been reviewed by the WBC Affordable Housing Officer and is considered acceptable.

Housing Mix

41. The accommodation would comprise 18 apartments, with an equal split of 9 x 1 bedroom and 9 x 2 bedroom units. While the scheme focuses on the delivery of smaller dwellings, this mix is considered appropriate as it enables higher densities suited to the Neighbourhood Centre location. Table 2 below

provides a breakdown of housing mix approved to date across the wider site, including current application.

	Total	%
1 bed	167	15%
2 bed	361	33%
3 bed	333	31%
4 bed+	228	21%
Total:	1,089	100%

Table 2: Proposed Housing Mix (cumulative)

42. As demonstrated in Table 2, the proposed development would contribute to a balanced housing mix that aligns with the wider site strategy. Given the village centre location, where higher densities are more appropriate, the proposed mix is considered acceptable in supporting a broad range of housing options within the development.

Residential Amenity

43. Core Strategy Policy CP3 *General Principles for Development* requires new development to be of high-quality 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.
44. The nearest residential units are located in Parcel P10 (as approved under 231095), to the east/southeast of the application site. These dwellings would be situated more than 40m from the eastern elevation of the proposed building – exceeding the 10m front-to-front separation distance recommended in the BDG SPD.
45. In terms of the relationship with the future school site, no bedroom windows are proposed within elevations facing the school site. Whilst a small number of windows to living rooms in western and southern elevations face west, the orientation of the building would ensure that these are at oblique angles. The WBC Education Team has been consulted on the proposal and no objection has been raised. It should also be noted the detailed layout of the school site will be subject to separate assessment under a future Reserved Matters application. The proposed siting and internal layout of the Neighbourhood Centre building is therefore considered appropriate.
46. The BDG SPD also outlines principles for private amenity space, stating that garden sizes should be proportionate to the dwelling type, accommodate the expected number of occupants, and ensure a degree of privacy. As the proposal consists solely of apartments, each unit would be provided with a private balcony measuring 3m x 2m. Almost all balconies are recessed or partially recessed, enhancing privacy and protection from the elements, while ensuring good outlook and access to outdoor space. Additionally, all balconies would be accessed from living areas rather than bedrooms, further enhancing usability. Details of balcony balustrades will be secured by

condition. Details of the balcony balustrades are proposed to be secured by condition (Condition 3 refers).

Internal Space Standards

47. MDD LP Policy TB07: *Internal Space Standards* has been superseded by the 'Technical housing standards – nationally described space standard'. While this standard does not form part of the Building Regulations, it remains a technical planning standard that Local Planning Authorities can apply where supported by policy. The submitted Schedule of Accommodation confirms that all proposed unit types meet the Nationally Described Space Standard for overall floor area, bedroom dimensions, and storage.
48. 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.
49. Condition 50 of the Outline Planning Permission requires that at least 10% of both affordable and market housing be designed to Lifetime Homes standards (or an equivalent standard in operation at the time of reserved matters submission for each phase). The submitted Schedule of Accommodation confirms that all proposed units (which are to be delivered as Affordable Housing) have been designed to meet M4(2) standards, exceeding the requirements of Condition 50.
50. While no M4(3) units are proposed, the Approved Document M states that this standard can only be required where explicitly secured by planning condition. As such, the proposal complies with MDD LP Policy TB05 and Condition 50. The provision of M4(2)-compliant dwellings would be secured by condition (Condition 2 refers).

Highway Access and Parking Provision:

51. 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 AG SPD requires built environment to be structured to create attractive and walkable residential neighbourhoods.

Access and Circulation

52. As outlined in this report, the proposal aligns with the approved Access and Movement Parameter Plan, which designates the Southern Bus Loop as the primary access route to the site. During pre-application discussions, it was

identified that a one-way circulation system, with separate access and egress points along the Southern Bus Loop, would enhance efficiency and functionality of this space. This approach is particularly beneficial given the shared parking arrangements, which would accommodate both the commercial uses within the Neighbourhood Centre and the pick-up/drop-off needs of the future school. This strategy reflects the intent of Condition 7, which highlights the importance of coordinated parking and servicing, ensuring that commercial, community, and residential uses can effectively share parking facilities. Accordingly, the proposal incorporates a one-way circulation system with designated car and coach vehicle spaces, as well as multi-use parking area for delivery vehicles and blue badge holders. To ensure adequate access arrangements for future occupiers, a condition is proposed to secure the timely delivery of shared parking facilities prior to bringing commercial units into use (Condition 8 refers).

53. Section 6 of the MFD sets out principles for the design of streets to achieve a defined hierarchy that contributes to the creation of a legible and easy to navigate scheme. The street hierarchy differentiates between primary and secondary routes, tertiary roads and mews/parking courts. The main access route serving this site is the Southern Bus Loop which has already received Reserved Matters Approval as part of Parcel P10 application (231095). The current scheme proposes amendments to the Southern Bus Loop in order to incorporate two vehicular access points vis a single access points previously consented under P10 RMA. The proposal, however, would not change the general alignment of the road, nor would it alter the approved location of public transport facilities outside the Neighbourhood Centre site (location of a bus stop).
54. Pedestrian linkages to the civic square and commercial units are proposed throughout the site, including off the NMRES footway/cycleway and the Southern Bus Loop. The approved pedestrian access from Parcel P10 is proposed to be retained and it would continue onto the main civic square. It is also proposed to provide a logical connection point into the future school, although it is acknowledged that the detailed design and layout of the future school will be subject to a separate Reserved Matters Application.
55. The application is supported by swept path analysis for a range of vehicles, including refuse lorries. Visibility splays for the accesses and the car park have also been submitted. The WBC Highways Officer has reviewed the proposal and considers that apartments as well as commercial units can be serviced by refuse lorries, in accordance with the Manual for Streets Guidance. In terms of the anticipated trip rates, the submitted Transport Assessment utilised trip rates of flats, whereas a worst-case scenario should have been used (trip rates for dwellings). However, the WBC Highways Officer has carried out the assessment on the worst-case basis and concluded that the proposal would not have an adverse impact on the wider highway network.

Deliveries and Servicing

56. Commercial units would be serviced via the shared car park loop. Due to the anticipated low level of servicing required, this is considered acceptable. The proposed multi-use servicing bay would be located in close proximity to the

residential and commercial refuse areas and to the “back of house” area to serve the “C-Store” unit. Therefore, the proposal would provide a convenient and safe location for access and parking by servicing vehicles. Details of the delivery and servicing plan would be required to be secured by condition (Condition 11 refers).

Parking

57. 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. Residential parking should generally be on-plot and parking courts should be avoided, except where they serve apartments. On-street parking may be acceptable where broken up by street tree planting.
58. Both the WBC Design Guide SPD and National Design Guide recognise that parking arrangement can fundamentally affect the quality of a place. Parking spaces should be attractive and well-integrated with the layout and avoid dominating the street scene.

Car parking

59. The Neighbourhood Centre would include shared parking facilities for visitors, deliveries, and school drop-off/pick-up, including a coach bay. These would comprise 34 shared parking spaces (for visitors to neighbourhood centre and for school pick-up/drop-off), including three spaces for blue badge holders conveniently located in proximity to commercial units. The blue badge parking bays would be located within a multi-purpose shared parking bay which would also provide parking for deliveries to commercial units. There is also proposed a shared coach parking bay which would also be available for school pick-up/drop-off when not in use by coaches. Dedicated parking for apartments would be provided to the rear of Neighbourhood Centre. It would comprise 18 allocated and four visitor parking spaces (total of 22). This shared parking arrangement aligns with Condition 7 of the Outline Planning Permission, which encourages integrated parking and servicing for commercial, community, and residential uses within the Neighbourhood Centre.
60. To comply with the Borough standards, there would need to be two unallocated parking spaces to serve the residential element of the scheme. However, it is considered that this is catered for within the shared parking facilities. The proposed shared parking provision, based on the proposed commercial floorspace, would be adequate to serve the commercial units and as a school pick-up/drop-off area, given the anticipated high turnover of spaces during peak times. Together with potential additional spaces to be provided within the coach drop off space, the proposed quantum of parking is considered acceptable, subject to a parking management plan (Condition 10 refers).
61. Whilst no details of electric vehicle charging have been provided, these are now dealt with under the Building Regulations Approved Document S.

However, in the interest of visual amenity, the location and details of electric vehicle charging is secured by condition (Condition 9 refers).

62. Shared parking spaces would be provided on each side of the one-way shared surface circulation loop. Parking spaces would be of acceptable dimensions with sufficient space behind to allow for safe manoeuvring. The centrally located parking bays would be separated by SuDS features (rain gardens) and trees in grilles to soften the appearance of hard landscaping and provide sustainable drainage solutions. The proposed trees would be planted in grilles to prevent inconsiderate parking. Hedgerow and shrub planting would further soften the appearance of this area and act as a green buffer along the NMRES.
63. The proposed parking court which would serve the apartment block would be located to the rear of the building. The internal layout of the apartment block incorporates windows in the rear elevation of the building, several of which would serve habitable rooms to apartments. This would provide a degree of surveillance to enhance the security of this space. The courtyard is sited behind brick walls to clearly demarcate this area as separate from the public realm.
64. The Designing Out Crime Officer has reviewed the proposal and recommended that the parking courtyard be gated and enclosed with appropriate boundary treatments. Additionally, it was suggested that the courtyard have independent access from the NMRES, rather than being accessed through the shared parking area. Officers consider that the layout of the apartment block, which includes windows overlooking the rear elevation, would offer a degree of natural surveillance of the parking courtyard. While the majority of windows facing the car park would serve stairwells and shared hallways, these contribute to perceived surveillance. Given the proximity to the future school site, it is considered that this arrangement achieves an appropriate balance between ensuring oversight of the parking court and mitigating potential safeguarding concerns. Furthermore, the incorporation of brick walls at the entrance would clearly demarcate the space as private, distinguishing it from the public realm. The boundary treatment – including its relationship with the future school and the NMRES – as well as the lighting scheme, will be addressed through the conditions discharge application (proposed Condition 6 and the Outline Condition 55 refer).
65. The recommendation to create a separate access from the NMRES is not supported, as it would contradict the approved parameter plans and strategies, be too close to the roundabout, and create potential safety concerns. It would also intersect an existing pedestrian/cycle way, which has already been constructed between the application site and the NMRES. Given these constraints, officers consider the proposed car parking location and access to be acceptable. Additionally, a gated access to the parking courtyard is not deemed necessary, and this aspect of the advice has not been pursued.

Cycle parking

66. Policy CC07 and Appendix 2 of the MDD Local Plan stipulate minimum cycle parking standards and Principles P2 and P3 of the Borough Design Guide

SPD seek to ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene.

67. It is proposed that cycle parking to serve the residential element would incorporate 18 cycle spaces located within a communal cycle store on the ground building. This is in line with Borough standards. The cycle store would be in close proximity to the main access, thereby providing a convenient location. Details of cycle parking for the retail element are secured under an outline condition 36, therefore these would be subject to a future submission under a condition discharge application. The commercial element of the scheme would be served by external cycle parking stands with capacity for 8 cycles. Details of appearance of visitor cycle parking would be secured by condition (Condition 6 refers).

Construction Management

68. The impact of the construction stage would need to be adequately mitigated. The submission of the Construction and Environment Management plan is required prior commencement of development within each parcel under Condition 43 of the Outline Planning Permission. Moreover, Condition 33 requires details of the construction access to be also approved prior commencement. Therefore, the impacts of the construction stage were considered at the outline stage to be capable of being adequately mitigated and will be subject to assessment pursuant to conditions discharge application.

Public Rights of Way:

69. There are no Public Rights of Way running through or in close proximity to the application site. However, the Council has received the Definitive Map Modification Order ("DMMO") to recognise a public right of way on the grounds that it is an ancient highway that has not been recorded. There is one DMMO application currently pending determination that traverse the site (DMMO ref 27). At the time of writing this report, the Council is investigating this application and no order has been made. As such, for the purpose of this assessment, the claimed Public Right of Way is not currently recognised. The DMMO does not preclude the granting of the Reserved Matters Approval in respect of this site.

Flooding and Drainage

Flood Risk

70. Core Strategy Policy CP1 *Sustainable Development* and MDD LP Policy CC09 *Development and Flood Risk (from all sources)* establish that new development should avoid increasing and where possible reduce flood risk.
71. The site-wide Flood Risk Assessment undertaken at the Outline application stage established that the residential parcels within the Hogwood Farm site should not be located within areas shown to be at risk of flooding, as indicated by Flood Zone 1 on the Environment Agency's Flood map. The Flood Risk Statement (ref C85672-R001 Rev A) confirmed that the entire site lies within Flood Zone 1, i.e. outside areas at risk of flooding. The proposal follows the

principles approved under the Outline permission and introduces development within an area that is outside the risk of flooding. As such, no objections are raised in terms of flood risk.

Surface Water Drainage

72. 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 further emphasizes the need for sustainable drainage systems (SuDS) that control flow rates, reduce runoff volumes, and provide multifunctional benefits such as improved water quality, biodiversity, and amenity enhancements.
73. Natural England's Green Infrastructure Framework outlines key design principles to ensure high-quality development, promoting sustainable drainage through green infrastructure that enhances water management, filtration, biodiversity, and visual landscape quality. Similarly, CIRIA guidance and the WBC SuDS Strategy advocate for surface water to be managed above ground where possible, integrating SuDS into high-quality landscaping, habitat creation, and attractive public spaces that support well-being and recreation.
74. Drainage was fully assessed at Outline stage and both the Council and the Environment Agency were satisfied that the site had sufficient storage capacity and that the provision of SuDS, which would incorporate flood attenuation ponds, would be accommodated on-site and would be capable of mitigating the impacts of the development. Condition 45 of the Outline Planning Permission requires that a surface water drainage scheme relevant to each phase accords with principles outlined in the Drainage Assessment (ref C85672-R003 Rev A) approved at outline stage. This revision has subsequently been amended to address highway requirements (removal of permeable paving from adoptable roads). An application for the approval of an updated site-wide Drainage Assessment has been submitted and is currently under consideration (application reference 232086).
75. The submitted Drainage Statement (ref. C86557-JNP-92-XX-RP-D-1200 Rev P03) confirms that surface water discharge would be attenuated via a combination of sustainable drainage features, including permeable paving in residential courtyards, underground pipes below the neighbourhood square, rain gardens in shared parking areas, and a sewer network. Discharge from this parcel would be controlled at the QBar rate of 5 l/s/ha before entering the water sewer in the Southern Bus Loop, which then connects to an attenuation basin in Finchwood Park SANG. Micro-drainage calculations demonstrate no anticipated flooding for events up to and including the 1-in-100-year flood event (+40% climate change allowance).
76. The WBC Flood Risk & Drainage Officer has reviewed the proposal and raised no objections. To ensure the long-term management and maintenance of the drainage system, further details, including management and maintenance responsibilities, will be secured through condition (Condition 7 refers).
77. Whilst it is acknowledged that the proposal would incorporate oversized underground pipes, which offer little benefits in terms of amenity and ecological benefits, these are considered acceptable in this instance given the

inclusion of more sustainable features, such as rain gardens. These features would contribute to the delivery of a high-quality landscape scheme and public open space amenities, as well as offer ecological benefits, within constraints arising from the envisaged function of this space (shared car parking and civic square). Details relating to the landscape scheme, including rain gardens, are secured by condition (Condition 6 refers).

Foul Water

78. The principles for the site-wide Foul Drainage Strategy have been approved at the outline stage. The submitted Drainage Statement indicates that foul drainage would be discharged to the Thames Water public sewer network. Due to the topography, the site is served by a pumping station, the location of which within Parcel P15 has already been approved (and constructed) under a separate Reserved Matters Approval (220175).
79. Thames Water has been consulted on the proposal and responded that they had no comments to make. As such, no concerns are raised in relation to the proposed foul water strategy.

Sustainable Design and Construction

80. 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. Details of recycling facilities within neighbourhood centre would be secured through condition (Condition 6 refers). The applicant has confirmed in a letter dated 31 March 2025 that the development will achieve the maximum domestic water consumption of 105 litres per capita per day, which is in line with the requirements of the MDD LP Policy CC04.
81. Condition 48 of the Outline Planning Permission requires that the Reserved Matters applications demonstrate how the non-residential buildings would achieve the BREEAM 'Very Good' rating (or equivalent). Condition 49 of the Outline Planning Permission requires the incorporation of low and zero carbon technologies to achieve a 10% reduction in carbon emissions beyond the minimum requirement of Part L: Building Regulations.
82. The application is accompanied by the Energy Strategy Statement (July 2024), which confirms that the proposal would achieve a 66.72% reduction in carbon emissions under Part L (2021 standards), significantly exceeding the 10% minimum requirement. This reduction will be achieved through a fabric-first approach, the installation of air source heat pumps, and the provision of solar photovoltaic (PV) panels. To ensure that the PV panels are appropriately designed, positioned, and assessed for efficiency, visual impact, and potential glare, a condition is proposed to secure the submission of detailed specifications for PV panels (Condition 12 refers).
83. To ensure that all proposed non-residential units meet the requirements of Condition 48, a condition is proposed to secure the submission of pre-construction documentation demonstrating compliance with a BREEAM rating of 'Very Good' (or an equivalent standard). A further post-construction

certificate would also be required to confirm that the required sustainability standards have been achieved (Condition 13 refers). The WBC Sustainability Officer has reviewed the submitted information and raised no objections, subject to the imposition of Conditions 12 and 14.

Environmental Health

Noise

84. 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.
85. 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.
86. The application is accompanied by the Noise Impact Assessment (R10773-1 Rev 1) ("NIA") contains an example noise management plan for the commercial units within the Neighbourhood Centre. A condition is proposed for the site-specific noise management plan to be submitted for approval in respect of each unit before it is first brought into use (Condition 15 refers).
87. The submitted NIA also contains recommended delivery hours for the two proposed commercial units (7:00-20:00). Notwithstanding, Condition 60 of the Outline Planning Permission requires details of the proposed hours of operation and deliveries to be submitted to the Local Planning Authority for approval prior to occupation of each unit. Therefore, a separation submission will be required pursuant to Condition 60.
88. The submitted NIA also outlined recommended mitigation measures to achieve suitable internal noise levels in the proposed residential units. These include details of external wall constructions, mechanical ventilation with heat recovery and minimum acoustic requirements for windows and external doors to all habitable rooms. These recommendations, along with a submission of the verification report, are proposed to be secured by condition (Condition 15 refers). The WBC Environmental Health Officer has reviewed the proposal and raised no objection on noise grounds.

Air Quality

89. 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.

90. 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 exception of the construction phase, no mitigation measures are required. The WBC Environmental Health Officer has reviewed the submission and raised no objections, subject to condition requiring mitigation measures during construction phase to be submitted for approval as part of Construction and Environment Method Statement required under Condition 43 of the Outline Permission.

Contamination

91. 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.
92. 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. As a result, Condition 57 was imposed which requires that a site-specific risk assessment (is submitted prior to commencement) and an effective remediation scheme implemented. A submission pursuant is required and anticipated prior to the commencement of development in accordance with Condition 57.

Heritage and Archaeology

Archaeology

93. 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.
94. The Berkshire Archaeology Officer has reviewed the proposal and confirmed that the area has been subject to archaeological investigation and that the conclusions following trial trench evaluation were that this parcel would not require any further archaeological mitigation.

Heritage

95. 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.
96. 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 build heritage assets within and around the site. There are no heritage assets located in close proximity of the application site whose features or setting could be impacted by this proposal. As such, there are no heritage concerns.

Conclusion

97. 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.

Community Infrastructure Levy (CIL)

98. 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.

The Public Sector Equality Duty (Equality Act 2010)

99. 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 agreed by: (Authorised Officer)	
Date:	07/04/2025