

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250819
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	30/09/2025 (EoT agreed)
Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Wildlife Site - Shepperlands Copse (adjacent)
Longmore Bog SSSI (750m)
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones (5km Zone)
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone (12 km)
Strategic Development Location (Arborfield Garrison SDL)
Tree Preservation Order (TPO 1456-2012)
Landscape Character Assessment Area (Arborfield Cross and Barkham Settled and Farmed Clay)

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery

	CP18 - Arborfield Garrison Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Other	Affordable Housing Supplementary Planning Document (June 2011) Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011) Finchampstead Neighbourhood Plan (September 2023) Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011) Living Streets: A Highways Guide for Developers in Wokingham (2019) National Design Guide 2021 Technical housing standards – nationally described space standard (March 2015) Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013) Wokingham Borough Design Guide Supplementary Planning Document (2012) Wokingham SuDS Strategy (January 2017)

PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile	Approved – 09/01/2017

	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 Sheerlands Road to facilitate construction works at Hogwood Farm (in accordance with Outline Planning Consent O/2014/2179, as varied by 181194 dated 14/11/2018).	Approved – 07/04/2021

203616	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 235 dwellings across parcels P2, P3 & P7 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 21/07/2021
213645	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), 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 systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved – 15/07/2022
221844	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise	Approved - 21/12/2023

	details of 60. no dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	
222213 (& NMA 241089)	Full application for the proposed use of land for electrical undertakings to include the installation of 2no. sealing end compounds.	Approved – 25/11/2022
223125	Application for approval of Reserved Matters pursuant to Outline Planning Permission O/2014/2179 as varied by 181194 (dated 14/11/2018) in respect to the "Employment" land parcel as defined by the approved Land Use Parameter Plan. The Reserved Matters comprise details of buildings for General Industrial use (Class B2), together with associated parking, landscaping and sustainable urban drainage systems. Access via the Nine Mile Ride Extension. Details of appearance, landscaping, layout and scale to be considered.	Under consideration
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and 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 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	Approved - 20/12/2023

	access, appearance, landscaping, layout and scale to be considered.	
241524	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Approved 13/01/2025
241962	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 07/04/2025
242887	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	Approved 09/06/2025
250931	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251263	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings within parcel P6, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	Under consideration
251457 & 251476	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated	Under consideration

	14/11/2018). The Reserved Matters comprise details of [37 / 40] dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	
242653	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage	Under consideration
242696	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered	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

CONSULTATION RESPONSES

Internal

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

External

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

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

APPRAISAL
Principle of Development: 1. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. 2. The application site forms part of a larger area designated under Wokingham Borough Council (WBC) Core Strategy as the Arborfield Garrison Strategic Development Location (Arborfield SDL). Core Strategy Policy CP17 <i>Housing Delivery</i> 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 <i>Arborfield Garrison Strategic Development Location</i> 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. Current NMA 242811 seeks to further amend development parameters on land south parcel P15, reflecting proposals set out in current full application 242653 and Reserved Matters 242696 (determination pending).

4. Whilst various parameters have been established at the Outline Permission stage, the detailed layout, scale, appearance and landscaping of the development were reserved for later determination. Accordingly, the current application comprises full details of 56 dwellings with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS).

Character of the Area:

5. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping.
6. Core Strategy policy CP18 *Arborfield Garrison Strategic Development Location* sets out the concept rationale for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy, which states:

“The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy”.

7. MDD LP Policy TB21 *Landscape Character*, amplified by the Borough Design Guide SPD (BDG SPD) and Arborfield Garrison SDL SPD, requires proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and how they respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features, heritage assets, settlement patterns and the network of routes. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.

8. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which was approved under the Outline Planning Permission. The MFD serves as the Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.
9. The site is located to the eastern edge of the wider outline planning permission and at the western end of the Nine Mile Ride. Parcel 13 includes a number of hedgerows, shrubs and trees lining the northern site boundary. The site constitutes an open field and, aside from a sealed end compound (facilitating diversion / undergrounding of electricity cables), is undeveloped land. The Nine Mile Ride Extension connects the site with the wider Hogwood Farm masterplan. The parcel falls within the Nine Mile Ride character area, as defined by the MFD, where it is anticipated that higher density and terrace development will set a more formal tone as frontage to this route.

Approved Parameters

Land Use

10. The range of different land uses and their relationship to the landscape character was considered at Outline stage. The approved Land Use Parameter Plan, together with the Open Space Parameter Plan, established a distribution of various uses across the development to ensure that proposals are well integrated within the existing landscape. Consistent with this, the application proposes residential development across parcel P13.

Scale and Density

11. Core Strategy Policy CP5 *Housing mix, density and affordability* requires a mix and balance of densities. Core Strategy (Appendix 7) and Arborfield Garrison SDL SPD anticipate an average density of 30–35 dwellings per hectare (dph) with significant variation across different character areas. Key design principles are outlined in the Arborfield Garrison SDL SPD (Section 4) and envisage two to three storey buildings in this part of the site.
12. The approved parameter plans established a range and distribution of building heights and density across the wider site and up to 3 storey in focal locations. Density is proposed to range from medium (30-40 dph) in non-frontage development and high (40-50 dph) along the Nine Mile Ride Extension, consistent with the established parameters.
13. The scale of the proposed buildings is consistent with the approved parameter plans and Masterplan Framework Document. The majority of dwellings are 2 storeys with a group of 2.5 storey dwellings proposed in the northwest corner of the site to provide an increase in scale on the approach from Park Lane. A single 3 storey apartment building is positioned to address the roundabout

junction of New Mile Ride Extension, where an increase in scale to mark this key junction is considered appropriate.

Access and Movement

14. 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 the hierarchy of streets. It was envisaged that access to parcel P13 would be taken via the Hogwood Spur Road, linking to NMRES (which acts as the main distributor road for traffic generated from the wider development).
15. Consistent with this, the main site access is taken from Hogwood Spur Road, where a secondary street of 5m width serves internal dwellings, private drives cul-de-sacs and parking courtyards. Revised plans have introduced a bend along the main access in order to reduce vehicle speeds. In additional access is provided from Park Lane to serve 5no. dwellings in the eastern portion of the Parcel. It is considered that the proposals reflect the approved street hierarchy principles, thereby establishing a legible road network.

Character of the Area, Landscape and Trees:

16. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve a 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.
17. 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. Additionally, the Arborfield Garrison SDL SPD requires that proposals accord with more area-specific Design Codes (Section 6.2). Consistent with this, the Masterplan Framework Document (reference CB_12_103 Rev G) for Hogwood Farm has been approved under the Outline Planning Permission, which acts as a Design Code for the development. Condition 1 of the Outline Planning Permission requires that the development is carried out in accordance with the approved parameter plans and Condition 8 requires that Reserved Matters Applications are accompanied

by Design Statement demonstrating how proposals conform to the MFD principles.

18. The landscape strategy for this part of the site ("Hogwood East" landscape character area) is outlined in the approved Strategy, which anticipates P13 will be developed as:

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

"Existing boundary planting to be retained and reinforced on the site boundaries with Park Lane..."

19. The application is supported by a landscape plan which has evolved over the course of the application in response to feedback from the Tree & landscape officer. The existing tree belt (TPO) and understorey planting along the northern boundary would be enhanced with native hedgerow, native shrub mix planting and wildflower meadow where appropriate to provide visual screening, and biodiversity enhancement. Ornamental trees, shrubs and herbaceous planting are also proposed throughout to enhance dwelling frontages and the street scene. Tree planting is proposed in the vicinity of the Sealing End Compound to help mitigate the impact of these structures on residential amenity.
20. The landscape proposals are consistent with design principles outlined in the MFD and Landscape Strategy and would contribute to a well-designed, high-quality development. A landscape condition is recommended to further refine these details; 5 refers.

Housing Mix and Tenure:

Affordable Housing

21. 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.
22. Under the Outline permission, the s.106 legal agreement establishes that Hogwood Farm will deliver 35% affordable housing, all of which is to be provided on site.

23. The following table outlines affordable housing provision across the Hogwood Farm site to date:

Development Parcels	Private	Affordable	Total
Parcel P1 (181142)	116 (65.2%)	62 (34.8%)	178
Parcels P2 & P3 (213645)	85 (63.0%)	50 (37.0%)	135
Parcels P14 & 15 (220175)	105 (66.9%)	52 (33.1%)	157
Parcel P7 (223435)	65 (65.0%)	35 (35.0%)	100
Parcel P9 (221844)	39 (65.0%)	21 (35.0%)	60
Parcel P10 (231095)	167 (65.2%)	89 (34.8%)	256
Parcels P4 & P5 (this application)	130 (70.3%)	55 (29.7%)	185
Neighbourhood Centre (240206)	0 (0%)	18 (100%)	18
Parcel P13 (this application)	36 (64.3%)	20 (35.7%)	56
Cumulative total:	707 (64.9%)	382 (35.1%)	1,089

24. The proposals are consistent with section 106 requirements for the wider site, which maintain 35% affordable housing and a balance between affordable tenures on a cumulative basis.
25. The accommodation would be provided across a mixture of dwelling types, ranging from one bedroom flats to four bedroom houses. Affordable tenures are split between social rent (70%) and shared ownership (30%).

		Private	Affordable	Total
<i>Apartments</i>	1 bed flat		5	5
	2 bed flat		6	6
<i>Houses</i>	2 bed		3	3
	3 bed	34	-	34
	4 bed	2	6	8
	Total	36	20	56

26. Overall, it is considered that the proposal would contribute to a well-balanced housing mix both in the context of the wider site and in the context of this site's location within the Nine Mile Ride character area and Hogwood East landscape area.

Sustainable Design and Construction

27. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with MDD LP Policy CC04: *Sustainable Design and Construction*. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). Condition 51 of the Outline Planning Permission requires that all dwellings are provided with a water butt and space for composting. The application is supported by documentation demonstrating these criteria will be met.

28. Condition 49 of the Outline Planning Permission requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. The application is supported by the Energy Strategy Statement (June 2024), which states that the proposal would achieve a 58.6% reduction in carbon emissions over Part L of 2021 standards (i.e. in excess of the 10% minimum required). This is proposed to be achieved through a combination of fabric first approach and the use of air source heat pumps (ASHP). Condition 49 of the Outline Planning Permission requires these measures to be installed and functional prior to occupation.

Residential Amenities

29. Core Strategy Policy CP3 *General Principles for Development* requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the BDG SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.
30. The application site is well separated from the surrounding existing and future development parcels. No objections were raised by neighbours through the consultation process.
31. In terms of the relationship between dwellings within the proposed layout, the BDG SPD establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.
32. The proposed layout complies guidance on separation distances and makes appropriate provision for outdoor amenity space. All of the apartment units benefits from access to dedicated amenity space in the form of private balconies. Each house is provided with a private garden access gate.
33. A Sealing End Compound is situated within the parcel and marks the location where a large electricity pylon is undergrounded, as anticipated by the outline planning permission (and later full permission; 222213 refers). Whilst the undergrounding of pylons is a net positive for the wider Hogwood Farm development, it is acknowledged that this will result in a localised impact for

future P13 residents in terms of visual amenity and overbearingness. Accordingly, the development layout has sought to mitigate this in part by limiting the number of dwellings with principal elevations fronting the compound and allowing sufficient space for buffer landscaping to screen/soften its boundary fencing.

34. The Designing Out Crime Officer highlighted that proposed layout includes private parking courtyards and segregated footpaths which may introduce the possibility of crime and anti-social behaviour. However, the layout that formed part of the original submission has since been re-designed to take account of officer feedback. A balance will always need to be struck between achieving a high quality and functional design that makes efficient use of the land; it will not always be possible or desirable to achieve a 'perimeter-block' layout in all areas. Courtyards and footways are well overlooked and it is considered that passive surveillance will provide a deterrent in this regard.

Internal Space Standards

35. MDD LP Policy TB07: *Internal Space Standards* has been superseded by the 'Technical housing standards – nationally described space standard'. This new standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which, since it has a policy in place, the council can choose to apply. The submitted Schedule of Accommodation confirms that all of the proposed unit types would either meet or exceed National Space Standard minimum requirements.
36. MDD LP Policy TB05: *Housing Mix* requires that a portion of dwellings (10-20%) is designed to Lifetime Homes Standards. The Lifetime Homes standard has since been superseded by Part M4(2) of the Approved Document M of the Building Regulations 2010 (as amended). The Approved Document M requires that all dwellings are built to M4(1) standard; it also sets out design principles for optional M4(2) and M4(3) standards. M4(2) standard sets out requirements for designing accessible and adaptable dwellings whilst M4(3) standard sets out requirements for dwellings to be designed for wheelchair users. The Approved Document M states that the optional standards must be delivered only where this is a requirement of planning condition. Table 5 below sets out the proportion of dwellings designed to M4(2) standard. No dwellings are proposed to be designed to meet M4(3) requirements.

	Affordable	Market
M4(2)	3	4
Non-M4(2)	17	32
Total	20	36
% of M4(2)	15%	11%

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

Highway, Access and Parking Provision:

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

Access

39. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the s.106 legal agreement. A Transport Assessment has modelled the impacts of the development by using the Wokingham Strategic Transport Model and included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitments.
40. The Reserved Matters proposals have been designed in accordance with the access strategy and street hierarchy described in the approved Masterplan Framework Document and echoed within the Reserved Matters approval for the Nine Mile Ride Extension (192997). The main access to the site is taken via the Hogwood Spur Road and linking to a 'secondary' street, albeit at a width of 5m (rather than 5.5m). Whilst this is narrower than would ordinarily be expected for a 'secondary' typology, the highways officer is satisfied that - following amendments to the design - a refuse vehicle could pass a car along most of the spine road. It should be noted that a 5m width may not have proven suitable for a larger development parcel; however the modest scale of P13, together with the inclusion of an additional private access from Park Lane (which serves 5 dwellings independently) are mitigating factors in this regard. The applicant has submitted an adoption plan, which indicates that the spine road would be secured as public highway through a Section 38 agreement.
41. Visibility splays for the internal junctions have been submitted and are based on an acceptable 20mph design speed. Forward visibility and pedestrian

splays from private drives have also been submitted, both of which are compliant. Any landscaping within splays will need to be maintained to be less than 0.6m in height; condition 9 refers.

42. Pedestrian linkages would be provided throughout the site with ample connectivity to the Hogwood Spur Road, Nine Mile Ride Extension and Park Lane.
43. A phased bus strategy to secure public transport links to the site has previously been agreed in accordance with Condition 40 of the outline planning consent. Bus stops are provided along the Nine Mile Ride Extension, ensuring convenient accessibility from this phase of the development.
44. The development does not impact upon any existing Public Right of Way. The WBC PROW consultee has suggested that internal footpath and footway sections could be adopted as public highway to secure public access in perpetuity. Whether these footpaths are to be adopted as highway will be a matter for the LHA as part of a future section 38 application. However, it should be noted that such paths will either form part of land to be transferred to the Council as Public Open Space (per the s.106 agreement), or else will be maintained by a private management company in accordance with a Landscape Management Plan. As such, regardless of whether paths are adopted as public highway, the planning permission and section 106 includes mechanisms to ensure paths are maintained for public use.
45. In summary, it is considered that the variety in typology of streets and provision of routes offering priority to pedestrians, would contribute to a well-designed, navigable and high-quality development.

Car Parking

46. 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.
47. The site layout plan proposes a total of 116 car parking spaces comprising 97 allocated car parking spaces, 7 unallocated parking spaces and 12 visitor car parking spaces. 52 electric vehicle charging points (1 space per household, shared points for flats) are proposed. Parking and charging provision is well distributed and meets WBC parking standards. The application is therefore acceptable in parking terms, subject to a condition to secure details of two EV charging points for visitor parking; 10 refers.

Cycle Parking

48. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover.
49. Cycle parking for houses is provided in sheds located within rear gardens. Apartment block residents are served by a secure communal store that is integrated within the ground floor of the building.

Flood Risk and Drainage:

50. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SuDS), measures to avoid flood risk. MDD Policy CC10 states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.
51. A Flood Risk Assessment and Surface Water Drainage scheme support the outline planning permission. The Reserved Matters include details of SuDS features that are consistent with the outline strategy, albeit above ground basins/swales have not been included due to specific constraints inherent to parcel P13. Total discharge rates from the site for all events up to and including the 1 in 100 year + 40% event, with discharge controlled at the agreed outline rate.

Foul Water

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

Ecology:

53. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
54. The Environment Act (2021) introduced a requirement for new development (from November 2023) to provide a 10% net gain of biodiversity. The original

outline application was approved at a time when the use of biodiversity impact assessment calculators – used to consider a development scenario and whether there is a biodiversity net loss or gain – was not widespread and the National Planning Policy Framework wording was weaker at justifying the requirement for this approach. However, the Council's ecology specialist made an overall assessment and identified that there would be significant net benefits; the outline planning permission thus securing the provision and security of 29.7ha semi-natural greenspace. This has since been delivered as SANG, the area having recently been adopted by the Council. Thus, whilst it is not possible to retrospectively seek a biodiversity impact assessment calculation for individual RM parcels, the principle of biodiversity enhancement is nevertheless integral to the development.

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

Thames Basin Heaths Special Protection Area (SPA)

57. The SPA was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The site falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi) of Arborfield Garrison SDL SPD, mitigation in the form of

Suitable Alternative Natural Greenspace (SANG) is being provided and a financial contribution towards Strategic Access Management and Monitoring (SAMM).

58. The impact of the development has been mitigated through the provision of 29.7ha of SANG to the south-west of the application site. The SANG provides a suitable space to compensate for the growth in resident numbers associated with the Hogwood Farm development. The SANG is open to public and the current application demonstrates an appropriate pedestrian route via a dedicated footpath network.

Environmental Health

Noise

59. 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.
60. 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.
61. The noise assessment submitted as part of Environmental Statement also considered the impact of increased traffic noise on future receptors. It was recommended that future buildings that would be located close to the road network are designed to achieve guideline internal ambient noise levels set out in BS8233. The Outline Planning Permission did not require that Reserved Matters Applications are supported by site-specific noise assessment. However, the submitted Energy Statement identifies that the required reductions in carbon emissions would be achieved through the installation of ASHP. Whilst the principle of use ASHP to achieve carbon reductions is considered acceptable, the noise implications of site-wide utilisation of ASHP have not been assessed as part of Environmental Statement.

62. Additionally, a noise assessment submitted with the RM application (24 Acoustics, 31/03/2025) acknowledges that mitigation will be required to compensate for road traffic noise. It is noted that the development layout has been revised since the original assessment was carried. Furthermore, it does not take account of the proposed use of ASHP, which are likely to have a further cumulative effect when modelled in combination with road noise.
63. Accordingly, conditions are proposed to secure a comprehensive noise assessment and to secure implementation of all necessary mitigation measures (Conditions 10 and 11 refer).

Air Quality

64. 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.
65. 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.

Contamination

66. 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.
67. A preliminary risk assessment formed part of the Environment Statement, which accompanied the Outline Planning Application. It identified potential pollutant linkages both on and off site that could present a risk to end users. Accordingly, condition 57 requires a site-specific risk assessment to be submitted prior to commencement and an effective remediation scheme implemented if applicable. A submission pursuant is required and anticipated prior to the commencement of development in accordance with Condition 57.

Heritage and Archaeology

Archaeology

68. 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.

69. Archaeological investigations have been carried out within parcel P13 as part of a wider tranche of work. Evaluation trenching has satisfactorily demonstrates that no archaeological assets are present in this area that require further mitigation

Heritage

70. Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB24 *Designated Heritage Assets* establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.
71. The Outline Planning application was accompanied by Heritage Assessment (reference 203370.02 Rev 1) which established likely effect of the development at Hogwood Farm on the significance of the identified build heritage assets within and around the site.
72. The nearest designated heritage asset to the site is the grade II listed building of Shepperlands Cottage, which lies approximately 100m south of the site's south-east tip. It is considered the separation distance and intervening landscape and development is such that the setting would not been harmed.
73. A WW2-era concrete defence structure, commonly referred to as a 'pill box', is located to the south east of the site on verge adjacent to Park Lane. Whilst not listed it is considered a non-designated heritage asset, being of local historic (and a degree of national) interest, as part of the system of local defence lines. The application proposes to retain this structure and its location adjacent to residential development would make it more accessible and visible. A condition is recommended to ensure the ongoing integrity of the structure, (preventing interior public access) and to provide information to members of the public about its historic purpose; 13 refers.

Community Infrastructure Levy (CIL):

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

The Public Sector Equality Duty (Equality Act 2010):

75. In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have

different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve

Recommendation agreed by: (Authorised Officer)	
Date:	26/09/2025