

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251457
Site Address:	Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	Extended to 24 October 2025
Site Visit Date:	30 June 2025
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 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery CP18 - Arborfield Garrison Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy

Borough Local Plan Update (LPU)	SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs SS11 – Arborfield Green Strategic Development Location SS14 – Sites allocated for residential development, including residential as part of mixed use development CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER4 – Employment and skills plans H1 – Housing mix, density and standards H3 – Affordable housing H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution
Other	Affordable Housing Supplementary Planning Document Arborfield Garrison Strategic Development Location Supplementary Planning Document Finchampstead Neighbourhood Plan Infrastructure Delivery and Contributions Supplementary Planning Document Living Streets: A Highways Guide for Developers in Wokingham National Design Guide Technical housing standards – nationally described space standard 2015) Wokingham Borough Affordable Housing Supplementary Planning Document Wokingham Borough Design Guide Supplementary Planning Document Wokingham SuDS Strategy

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)	Approved – 09/01/2017

	appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems. PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	
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	Approved – 13/02/2020

	considered.	
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	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 details of 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated	Approved - 20/12/2023

	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
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
250819	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	Approved 26/09/2025

	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	
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
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

WBC Property Services – No comments received
 SDL Environmental Health – No objection subject to conditions
 SDL Flood Risk Officer – No objection
 SDL Green Infrastructure – No comments received
 SDL Landscape and Trees – No objection subject to condition
 SDL Ecology – No comments received
 SDL Economic Prosperity and Place (Community infrastructure) – No objection
 SDL Highways – No objection
 WBC CIL – CIL liable development
 SDL Public Rights Of Way Officer – No comments received
 WBC Ecology Newts – No objection
 WBC Sustainability – No objection subject to condition

SDL Waste Services – No comments received
SDL Cleaner and Greener – No comments received
External
Fisher German Surveyors – No comments received
SDL South East Water - Advisory comment received
SDL Archaeologist – No objection
SDL Thames Water – No comments received
SDL Berks, Bucks and Oxon Wildlife Trust – No comments received
SDL Southern Gas Networks - Advisory comment received
SDL Royal Berkshire Fire and Resue – No comments received
SDL Crime Prevention Design Advisor – Requested additional information (details below in the appraisal section of this report)
SSE Power Distribution - Advisory comment received

REPRESENTATIONS

Arborfield Newland Parish Council	No objection – Proposal contains a more appropriate housing density than planning application 251476.
Barkham Parish Council	No objection – It considers proposed density to be more appropriate and better aligned with the character of the area than the 40 dwellings proposed in application 251476.
Finchampstead Parish Council	No objection – Note that on many of the semi-detached and terraced houses, the front doors appear deliberately offset and out of alignment with one another. This design choice was felt to discourage a sense of community between neighbours.
Ward Member(s)	No comments received
Neighbours	One letter received from a local resident with concerns over the presence of shrubs within the site leading to the play area to the west of the proposed development, causing allergy concerns, blister roots and bushes. <i>(Officer comments: The detailed landscaping scheme, including species selection, will be considered at a later stage as part of the discharge of condition application, in consultation with the relevant officers to ensure it is appropriate to the setting.)</i>

APPRAISAL

Site Description:

The application site comprises an irregularly shaped parcel of land located to the immediate south-east and south of the roundabout junction between Wheat Street and the Nine Mile Ride Extension (NMRE) respectively. The site presently comprises an enclosed site compound and undeveloped open space. Prior to the introduction of the site compound the land comprised mixed agricultural uses. It is broadly located within the western half of the wider Hogwood Farm development site.

To the west of the site is the completed residential parcel P1. To the south are

parcels P2, P3 & P7, the latter nearly completed. To the east and included within the red line is open green space. To the north, beyond the roundabout junction and Nine Mile Ride Extension, lies parcel P9 which has Reserved Matters approval for 60 dwellings.

Access into the site has already been constructed as part of the Reserved Matters approval for parcel P3 and provides a link from the site to Wheat Street, and further on to the NMRE.

Principle of Development:

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.

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.

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.

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 Parcel P8, which would comprise of 37 dwellings, access via Wheat Street, associated internal roads, parking, landscaping, footpaths, cycleways and sustainable urban drainage systems (SuDS).

Character of the Area:

Core Strategy Policies CP1, Sustainable Development and CP3, General Principles for Development requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, Green Infrastructure, Trees and Landscaping and TB21, Landscape Character and Arborfield Garrison SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

Core Strategy policy CP18 (Arborfield Garrison SDL) sets out the concept rational for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“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”.

MDD policy TB08 sets out open space, sport and recreational standards for residential development. Policy TB21 requires applications to demonstrate how they comply with the Council's Landscape Character Assessment. Policy CC03 requires new development to protect and retain existing trees where possible.

These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which forms part of the Outline planning permission. The MFD serves as Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.

Layout, Design and Appearance:

The below plan shows the proposed scheme for Parcel 8:



The proposed layout has been designed to deliver the creation of a new central access road running east-west. The block structure has been designed to be highly permeable with a loose gridded form allowing for ease of movement through the development and adjacent green spaces, thereby embodying garden village principles. Streets and open spaces are overlooked by building frontages and provide good surveillance. This principle has been also replicated within the proposed apartment blocks where the courtyards/parking are also well overlooked by the flats/dwellings. The private apartment block to the west of the site has been designed to maximise its frontage on the main Nine Mile Ride extension road, with a strip retained for landscaping. There is good permeability throughout the site with pedestrian footpaths/links to the north, south, east and west, connecting parcel 8 with the rest of the parcels and open public spaces and play areas across Hogwood Farm.

The design of the buildings and the materials to be used are in keeping with the character of the wider site and acceptable in appearance. The development will comprise a combination of brick, tile hanging and dark cladding (on the two FOGs), with brick detailing used to break up the designs and provide variation and interest to the character and appearance of the development. Details of the proposed materials would be secured by condition (Condition 3 refers).

Overall, the design of the buildings and the site layout are considered acceptable and would help deliver a high-quality scheme which would be consistent with design principles outlined in the Master Framework Document for Hogwood Farm approved under the Outline Planning Permission, which acts as the Design Code for the

development. The variety in the typology of streets and provision of routes offering priority to pedestrians, would contribute to a well-designed, high-quality scheme that would be legible, attractive and easy to navigate for future occupants and visitors.

Density and Scale:

The Parameters Plan approved under the Outline Planning Permission identified that the net developable area of Parcel 8 lies within one of the higher density areas within the wider masterplan, where a range of 40-50 DPH is identified as being deliverable. The proposed development includes 37 new homes within this parcel, which across the developable area would result in a density of 45 DPH, thus reflecting the approved Parameters Plan.

Across the parcel, a range of building storey heights are proposed for the dwellings, ranging from two storey houses to three storey apartment blocks. Single storey garages are also proposed. The three storey buildings are purposely located along the frontage with the Nine Mile Ride extension and at both ends of the proposed main vehicular access road to the parcel; these locations form key nodal points where the buildings become landmarks within the area and provide legibility within the site itself and in the context of the wider Hogwood farm development.

Across the remainder of the site the proposed storey heights provide for transition in scale from the higher properties to the lower height between 2.5 – 2 storeys. This is an acceptable approach.

Housing Mix and Tenure:

Affordable Housing:

MDD Policy TB05 requires proposals for residential development to provide an appropriate housing mix, which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should deliver an appropriate mix of accommodation on a site by site basis, which reflects the Council's Housing Strategy and the Affordable Housing SPD.

Under the Outline permission, the S106 legal agreement establishes that Hogwood Farm will deliver 35% affordable housing, all of which is to be provided on site. The following Table 1 outlines the 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 & P15 (220175)	105 (66.9%)	52 (33.1%)	157
Parcel P7 (223435)	65 (65%)	35 (35%)	100
Parcel P9 (221844)	39 (65%)	21 (35%)	60
Parcel P10 (231095)	167 (65.2%)	89 (34.8%)	256
Parcels P4 & P5 (241524)	130 (70.3%)	55 (29.7%)	185
Neighbourhood Centre (240206)	0 (0%)	18 (100%)	18
Parcel P13	36 (64.3%)	20 (35.7%)	56

Parcel P8 (current application)	24 (64.9%)	13 (35.1%)	37
Cumulative total:	767 (64.9%)	415 (35.1%)	1182

Table 1: Affordable Housing provision across parcels to date

The proposal seeks to deliver 35% affordable housing in line with the requirements of the legal agreement, in the form of 13 affordable dwellings. This would comprise 54% social rent and 46% shared ownership. There would be no affordable rented units on this parcel. The actual corresponding number of affordable homes in each tenure is outlined in Table 2 below:

	Social Rent	Affordable Rent	Shared Ownership
2 bed flat	6	0	6
2 bed house	1	0	0
Total	7	0	6

Table 2: Proposed Affordable Housing Tenure

The proposed tenure mix has been agreed in consultation with the WBC Affordable Housing team. Details relating to Approved Document M of Building Regulations are outlined below in the “Internal Space Standards” section of this report.

Housing Mix:

The proposed accommodation would provide across a mixture of dwelling types, ranging from one-bedroom apartments to four-bedroom houses. The breakdown of the proposed housing mix is provided in Table 3 below:

		Private	Affordable	Total	%
Apartments	1 bed	3	0	3	8%
	2 bed	6	12	18	54%
Houses	2 bed	5	1	6	
	3 bed	4	0	4	22%
	4 bed	6	0	6	16%
Total		24	13	37	100%

Table 3: Proposed Housing Mix

The location of both the affordable dwellings and market houses is considered to be adequately balanced and well distributed across the application site, with a variety of dwelling sizes to address local and borough wide needs (i.e. provision of smaller dwellings to support first time buyers), whilst also providing larger family homes. The reserved matters proposals therefore demonstrate a good mix, balance and quality of dwelling types and sizes so that a range of housing needs can be met, in accordance with MDD Local Plan Policy TB05.

Sustainable Design and Construction:

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 Local Plan Policy CC04. 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 Sustainability and Energy Statement states that plots which have a rear garden will be provided with water butts to allow for further reductions of potable water use, as well as external composting containers within rear gardens, sited according to the manufacturer's instructions. Details of the water butts specifications have also been provided in support of the application. This approach is considered acceptable by the WBC Sustainability Officer.

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 which states that the proposal would achieve a 12.7% reduction in 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 performance, photovoltaic panels, gas boilers and waste water heat recovery system. Condition 49 requires these measures to be installed and functional prior to occupation. The WBC Sustainability Officer has reviewed the information submitted and raised no objections, subject to a condition to ensure that the provision for onsite renewable energy is delivered at the level described (Condition 10 refers).

Residential Amenities:

Core Strategy Policy CP3 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 Borough Design Guide (BDG) which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.

The application site is well separated from the surrounding existing and future development parcels to the north west and south. There are no residential units (existing or proposed) to the east of the application site. There is a play area to the south-west corner of the residential parcel, however the orientation of the buildings and their principal elevations, in combination with intervening mature hedgerow which acts as a buffer between this space and parcel 8, is considered to adequately mitigate the impact of the play area on residential amenity.

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. In this regard, within the proposed development plot layout, the units would not be overbearing or cause loss of light to one another due to generally having a similar building line (front and rear) to their immediate neighbour with satisfactory separation distances also being incorporated in every instance.

In terms of external amenity space, the proposal makes adequate provision for the majority of units. Whilst it is acknowledged that some of the proposed gardens depths are less than the minimum 11m recommended in the BDG (i.e. plots 70, 81, 84), it is noted that those plots with shorter gardens depths are still rectangular in shape and generally wider, so that overall they are still of an adequate size to accommodate typical garden activities. Moreover, each apartment unit would benefit from access to a dedicated amenity space in the form of a 3m x 2m private balcony. Balconies would be accessed from living areas (rather than bedrooms). It is noted that plots 82 & 83 would not benefit from private external amenity space given the type of unit (FOG). In this instance, given the low number of coach houses and siting of the development in close proximity to expansive areas of public open space, this is not considered significant in the context of the overall scheme.

The Designing Out Crime Officer highlighted that the proposed layout includes private parking courtyards 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. In this case, the proposed courtyards are well overlooked and it is considered that passive surveillance will provide a deterrent in this regard.

Internal Space Standards:

MDD Local Plan Policy TB07 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 the council can choose to apply given it has a policy in place for this. The submitted floor plans confirm that all the proposed unit types would either meet or exceed National Space Standard minimum requirements for overall floor area, bedroom dimensions and storage.

MDD Local Plan Policy TB05 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). Condition 50 of the Outline Permission requires the Reserved Matters application to provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings are designed to comply with Lifetime Homes standards or such equivalent standard in operation at the time of the Reserved Matters, in this case Approved Document M. The submitted Planning Statement refers that at least 10% of both affordable and market dwellings will be built to M4(2) standards, and these are identified within drawing PLN-8-1111 Rev A. The proposal is therefore acceptable in this regard. Whilst no M4(3) dwellings are proposed (designed for wheelchair users), Approved Document M confirms that this optional standard can only be required if secured under planning condition.

Highway Access and Parking Provision:

Core Strategy Policies CP1 and CP6 seek to manage travel demand by a variety of measures and Policies CP10 and CP19 amplify this aim, identifying specific measures relevant to Hogwood Farm, including provision of a Nine Mile Ride

Extension linking to the A327 which is now fully implemented. Design Principle 2a of the Arborfield Garrison SDL SPD requires built environment to be structured to create attractive and walkable residential neighbourhoods.

Access:

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 S106 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.

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 Wheat Street, at a width of 5m which is considered acceptable. Visibility splays for the internal site access junctions have been submitted and comply with the Manual for Streets visibility standard for the proposed 20mph speed limit. Any landscaping within splays will need to be maintained to be less than 0.6m in height; condition 9 refers.

Swept paths for the correct refuse vehicles have also been included, and the proposed bin stores are located within the maximum drag distances.

Pedestrian linkages would be provided throughout the site with ample connectivity to Wheat Street, Nine Mile Ride Extension and adjacent play areas. Overall, the site layout and access proposed, along the provision of routes offering priority to pedestrians, would contribute to a well-designed, navigable and high-quality development.

Car Parking:

Core Strategy Policy CP6 *Managing Travel Demand* and MDD Local Plan Policy CC07 *Parking* require appropriate vehicle parking, in line with the Council's standards set out at Appendix 2 of the MDD Local Plan. 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.

The proposed site layout would incorporate a total of 59 parking spaces comprising 39 allocated car parking spaces, 12 unallocated spaces and 8 visitor spaces. There would also be an addition of 12 garage bays of suitable dimensions for car parking. This parking provision is well distributed across the site and meets the Council's parking standards. The WBC Highways Officer has raised no objections. The proposal is therefore acceptable in parking terms.

Electric Vehicle Charging:

The requirements relating to Electric Vehicle Charging ("EVC") are now set out in Building Regulations. The Planning Statement confirms in Paragraph 4.17 that at

least one active EVC will be fitted to all dwellings (houses and flats), in line with Building Control Regulations Approved Document S, which is acceptable.

Cycle Parking:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and principles P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover.

Cycle parking for houses is provided in sheds located within rear gardens, or within the garages in the case of plots 82 & 83 (FOGs). Apartment block residents are served by a secured communal store that is integrated within the ground floor of the buildings, with the correct spacing between stands, which is acceptable. Details of cycle parking are proposed to be secured by condition (Condition 8 refers).

Flooding and Drainage:

Core Strategy Policy CP1 and MDD Local Plan 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.

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 WBC Flood Risk and Drainage Officer has reviewed the proposal and has raised no objection on grounds of flood risk.

Drainage was fully assessed at Outline stage and the Council and the Environment Agency were satisfied that the wider site had sufficient storage capacity and that the provision of SUDs, which would incorporate flood attenuation ponds within the wider site 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.

The Reserved Matters application is accompanied by a Drainage Maintenance and Management Plan, a Drainage Plan and Surface Water Calculations. Surface water discharge into the wider network would be attenuated through a combination of permeable paving and attenuation tanks. The use of tanks is acceptable since they are not proposed within the adoptable highway or public open space.

The pfd simulation file and drainage drawings indicate no surcharging for the 2 year event and no flooding for events up to and including 1 in 100 flood event with a 40%

allowance for climate change, which is considered acceptable. No objections are raised by the WBC Flood Risk and Drainage Officer.

Landscape and Trees:

The approved Landscape & Open Space parameter plan requires that 59.336 hectares of open space is provided across Hogwood Farm development, of which majority is to be delivered in SANG, allotments, sports pitches and general public open space. The approved masterplan identifies key elements of open space, although none is identified within Parcel 8; nonetheless, the parcel is surrounded by open space/play area to the east and a LEAP to the south/west, and so the relationship between the parcel and these areas is considered important in terms of landscape strategy and design.

A Landscape Strategy plan (Rev L), detailed Softworks plan (Rev I) and Plant Schedule (Rev C) have been provided in support of the application; the proposed layout design adopts a strategy to landscape and open space which has an awareness and aligns with the wider masterplan development. The overarching aims of the scheme proposed are to provide for landscaping which will soften and enhance the setting of the new properties, integrate the development into the existing urban and rural landscape, and ensuring consistency in the layout and planting with the adjoining phases of the wider development.

The layout proposed is acceptable as it allows sufficient space to retain the existing structural vegetation and a sufficient level of landscaping treatment in order to comply with the appropriate policies. It is helpful to see that an illustrative detail showing a root cell system is provided for two areas where the rooting volume of the trees between the parking bays is restricted. The layout also includes a build out into the road which will be planted with groundcover shrubs, and recommends that this be planted with a tree and incorporate a rain garden; this should be considered as part of the conditions details to be submitted. In addition, the red line boundary includes part of the Public Open Space to the east of the residential parcel, where the landscaping in this area will contribute to soften and integrate Parcel 8 into the framework of the strategic green infrastructure of the wider Hogwood Farm development. Overall, the WBC Trees and Landscape Officer has raised no objections to the proposal in terms of landscaping, subject to a condition for details of soft and hard landscaping to be provided (Condition 5 refers).

Condition 17 of the Outline Permission requires the Reserved Matters application be accompanied by an updated Arboricultural Impact Assessment for the relevant area, in this case Parcel 8. A Tree Survey and Arboricultural Impact Assessment (RPS, Ref. 4360-PLN-8-775, Rev A, March 2025) has been submitted with a Tree Protection and Removal Plan. This information has been reviewed by the WBC Trees and Landscape Officer, who raised no objections, indicating that there is only a very negligible intrusion into the root protection area (RPA) of a TPO Oak tree (T113) which can be sufficiently dealt with through the submission of an Arboricultural Method Assessment, as required by condition 19 of the Outline Permission. There will be also a minor encroachment into the RPA of one boundary tree to construct the cycle store for the associated apartment block, however this will only require a limited amount of cutting back of the hedgerow during construction period, therefore the

WBC Trees and Landscape Officer have no concerns on this aspect.

Ecology:

Core Strategy Policy CP7 Biodiversity and MDD LP Policy TB23 Biodiversity and Development require appropriate protection of species and habitats of conservation value. Design Principle 1b (i)-(ii) of the Arborfield Garrison SDL SPD is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.

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.

The Reserved Matters application is accompanied by a suite of ecological reports (submitted in parallel to discharge Outline Planning conditions) and which consider the impact of development on ecological permeability, hedgerows, bats, reptiles and non-native invasive species, together with recommended mitigation and arrangements for long-term management. It should be noted that this parcel until recently has been used as a compound for storing materials/equipment during the construction of adjacent parcels. The reports and strategies comprehensively describe the potential impacts of the development on protected species and propose mitigation where required, including bat boxes and bird bricks, hedgehog gates and lighting restriction zones to minimise effects of lighting on light-sensitive species.

Thames Basin Heaths Special Protection Area (SPA):

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).

The impact of the development has been mitigated through the provision of 29.7ha of SANG to the south 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 running to the west and south of parcel 8.

Heritage and Archaeology:

Heritage:

The Outline Planning application was accompanied by Heritage Assessment (reference 203370.02 Rev 1) which established likely effect of the development at Hogwood Farm on the significance of the identified built heritage assets within and around the site. There are no heritage assets located in close proximity of the application site whose features or settings could be impacted by proposals. As such, the proposals do not raise concerns in heritage terms.

Archaeology:

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.

The Berkshire Archaeology Officer has been consulted on the application, indicating that archaeological investigations have been carried out within this parcel of the wider site, and a report from Wessex Archaeology have been previously submitted. The evaluation trenching that was carried out satisfactorily demonstrates that no archaeological assets are present in this area that require further mitigation. Therefore, the Officer recommends that no further conditions are necessary for Parcel 8.

Environmental Health:

Noise:

The Outline Planning Permission was accompanied by an 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 (CEMP), submission of which is required prior commencement of development within each parcel under Condition 43 of the Outline Planning Permission. Likewise, 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. The WBC Environmental Health Officer has raised no objections subject to the above details being secured/implemented.

Contamination:

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.

The WBC Environmental Health Officer has reviewed the proposals and raises no objection but recommends an unexpected land contamination condition in the interest of future residents. This is already covered as part of condition 57 of the Outline Permission (part 4).

Community Infrastructure Levy (CIL): 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): 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:	Approval
Date:	23 October 2025
Earliest date for decision:	24 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 October 2025

PLANNING CONSTRAINTS/STATUS

- Strategic Development Location (Arborfield Garrison SDL)
- Overhead cables 15m buffer
- Water Utility Consultation Zones
- 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)
- Tree Preservation Orders
- Landscape Character Assessment Area
- SSSI Impact Risk Zones
- Thames Basin Heaths SPA Mitigation Zones (5km Zone)
- Public Open Space