

15 November 2024
Our Ref: 17.1070

Mr Nick Chancellor
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Planning Portal Reference: PP-13528328

Dear Mr Chancellor,

Re: Submission under the Town and Country Planning Act 1990 (as amended) for a Full planning application in relation to a secondary access from Sheerlands Road, Finchampstead, Wokingham to serve development at Hogwood Farm

On behalf of my client, Cala Homes (Thames) Ltd. ('Cala'), we are pleased to submit a Full planning application for a permanent secondary access from Sheerlands Road to serve the development at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

Planning Context

Following the grant of the Hybrid planning permission (Ref: 0/2014/2179 and 140674) for Land at Hogwood Farm in January 2017, the approved masterplan for the development was reviewed. As a result, a number of potential improvements to the development were identified, alongside amendments which were necessary as a result of further technical studies which had identified additional opportunities and constraints on the site.

In order to deliver these improvements, revisions to the approved parameter plans for the development were required. A Minor Material Amendment (Section 73) application (Ref: 181194) was submitted which sought to revise the approved parameter plans for the development and provide additional supporting technical information. This application also sought to amend sixteen planning conditions to reflect the new drawing and report references.

As part of the Section 73 application and associated discussions with Officers at Wokingham Borough Council (WBC) the need for two emergency accesses for the development from Sheerlands Road were identified. The first emergency access is situated to the north of Sheerlands Road and is associated with Parcel P1. This access has been delivered as part of the construction of Phase 1 of the Hogwood Farm development.

The second proposed emergency access from Sheerlands Road, was identified further south in closer proximity to the junction with the A327 and adjacent to Parcels P4 & P5.

Both of the emergency accesses from Sheerlands Road are identified on the approved parameter



plans for the development including the approved 'Access and Movement Parameter Plan' (CB_12_103_Parameter Plan_002 Rev L) pursuant to the recently approved Non-Material Amendment (Ref: 230923).

In 2021, a time limited planning permission (Ref: 210084) was approved by WBC in order to provide a temporary construction access from Sheerlands Road in order to facilitate the delivery of the Hogwood Farm development. This access was situated in the same location as the proposed emergency access shown on the parameter plans for the development. Condition 3 of the planning permission requires that the construction access use is discontinued within 5 years from the date of the planning permission and reinstated as an emergency access.

Cala recently engaged in pre-application discussions with WBC Officers in relation to the proposed submission of the Reserved Matters application for Parcels P4 and P5. Through those discussions Officers identified that a permanent secondary access from Sheerlands Road would be preferable from the emergency access originally proposed, in order to provide improved accessibility for future residents of Parcel P5.

This application has therefore, been prepared to respond to the pre-application engagement undertaken with Officers at WBC. Whilst the Reserved Matters application for Parcels P4 and P5 has recently been submitted (Ref: 241524) it has been necessary to submit the proposals for a secondary access from Sheerlands Road under a separate Full planning application. This is owing to the original red line boundary of the Outline planning permission, which did not include the full extent now required through the permanent access. Accordingly, Reserved Matters could not be approved.

This planning application has therefore, been prepared and submitted alongside the Reserved Matters application for Parcels P4 and P5 and seeks full planning permission for the secondary access.

Planning Proposal

The description of the development of the development, as set out on the application form, is as follows:

"Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development"

This application seeks Full planning permission for the construction of a new secondary access which will primarily serve Parcel P5 within the Hogwood development.

Application Documents and Application Fee

The following application documents are submitted in support of the application:

Document	Prepared By
Application Form	Boyer
CIL Form	Boyer

Covering Letter	Boyer
Ancient Woodland Note	HDA
Drainage Technical Note	JNP
Transport Technical Note	JNP
Secondary Access General Arrangement – C86557-JNP-XX-XX-DR-C-7015 P09	JNP
Secondary Access General Arrangement Large Car Swept Path Analysis – C86557-JNP-XX-XX-DR-C-7020 P01	JNP
Tree Survey Report and AIA	RPS

The application fee of £578 has been paid via the Planning Portal to accompany this application.

Summary

The submitted suite of application documents demonstrates that the proposed development will fully accord with national and local planning policies in order to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information, please do not hesitate to contact me on the details below.

Yours sincerely

Michelle Quan

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Boyer