



Parcel 8, Hogwood Farm

Planning Statement

Boyer

Prepared on behalf of Barratt David Wilson Southern Counties | March 25

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Barratt David Wilson Southern Counties (BDWSC / the Applicant). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Reserved Matters ('RM') planning application for Parcel 8 of the development pursuant to the approval of the minor material amendment (Section 73) application (Ref. 181194) which varied the Hybrid Planning Application (Ref. O/2014/2179 and 140674) for land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham ('the site').
- 1.2 This RM application follows the approval of previous RM applications at the site, including RM applications for Parcel 1 (Ref. 181422), for Parcels 2 and 3 (Ref. 213645), Parcels 4 and 5 (Ref. 241524), Parcel 7 (Ref. 223435), Parcel 9 (Ref. 221844), Parcel 10 (Ref. 231095), and Parcels 14 and 15 (Ref. 220175).
- 1.3 The description of development for the Hybrid Planning Application, granted permission in January 2017 is:

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 sq m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq m of non-residential floor space (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 area); and sustainable urban drainage systems.

PART 2 – Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).
- 1.4 The details of the subsequent Section 73 (Ref. 181194), which varied several of the conditions and parameter plans from the Hybrid Planning Permission are set out in further detail in **Section 3** of this Planning Statement.
- 1.5 This RM application is submitted in relation to Parcel 8 of the Hogwood Farm development, the boundary of which is shown on the Development Parcel Naming Parameter Plan (Ref. CB_12_103_Parameter_006 Rev I).
- 1.6 Overall, this application seeks RM approval for access, appearance, landscaping, layout and scale for the elements identified above in accordance with Condition 2 of the Section 73 approval (Ref. 181194).
- 1.7 Barratt David Wilson Homes Southern Counties will seek to continue the delivery of new high-quality homes and public realm at Hogwood Farm and to continue working alongside WBC to deliver key infrastructure to facilitate the delivery of this site for the Borough.

Description of Development

- 1.8 The planning application to which this Statement relates seeks RM approval for the erection of 37 new homes within Parcel 8 of the Hogwood Farm development alongside associated infrastructure and public open space. The description of development, as set out on the application form, is as follows:

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 across Parcel P8 with access via Wheat Road, associated internal roads, provision of Public Open Space, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, layout, scale and landscape to be considered.

Accompanying Documentation

- 1.9 This submission is accompanied by a number of drawings and reports, which demonstrate the proposals conform to the principles established as part of the Hybrid Planning Permission (Ref. O/2014/2179 and 140674) and the approved Section 73 application (Ref. 181194).

Structure of this Planning Statement

- 1.10 This Planning Statement is structured as follows:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings;
 - **Section 3** describes the planning history of the site and surrounding area;
 - **Section 4** provides a description of the proposed development;
 - **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the application proposal;
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework; and
 - **Section 7** provides a summary of the applications and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The application site comprises an irregularly shaped piece of land located to the immediate southeast and south of the roundabout junction between Wheat Road and the Nine Mile Ride Extension (NMRE) respectively.
- 2.2 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.
- 2.3 Hogwood Farm is situated approximately 5km south-west of Wokingham town centre and approximately 6km south of the M4 motorway (Junction 11). The settlements of Arborfield and Arborfield Cross lie to the north-west, whilst Barkham lies to the north-east.
- 2.4 The nearest train station to Hogwood Farm is Wokingham Station. There are additional stations at Winnersh, Winnersh Triangle, Crowthorne, and Bracknell, all within 8km of the site.

Policy Designations

- 2.5 In planning policy terms, the entire Hogwood Farm site is located within the Arborfield Garrison SDL which is identified in Policy CP18 of Wokingham Borough Council's Core Strategy (2010) as being capable of delivering up to 3,500 new homes. Hogwood Farm forms the southern portion of the SDL and will deliver up to 1,500 dwellings in accordance with the approved Section 73 permission. The northern portion of the SDL is being delivered by Crest Nicholson and their development partners.
- 2.6 The proposed development at Hogwood Farm has been prepared in the context established by both the designation of the wider Arborfield SDL as allocated in the Core Strategy, and the approved Minor Material Amendment (Section 73) application (Ref. 181194) which varied the approved Hybrid Planning Application (Ref. 0/2014/2179 and 140674). Regard has also been had to the recently submitted Non-Material Amendment (NMA) application, which has made some further refinements to the approved parameter plans for the development.

3. PLANNING HISTORY

- 3.1 This section summarises the salient planning history considered to be of relevance to the site in context of the wider Hogwood Farm development. Where possible, the planning history below has been presented in chronological order.

Relevant Site Wide Planning History

Hybrid Application (Ref. O/20142179 and 140674)

- 3.2 Planning permission was granted in January 2017 (refs. O/2014/2179 and 140674) for a Hybrid Planning Application comprising:

'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 floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sqm 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 area); and sustainable urban drainage systems.

PART 2 – Application for FULL PERMISSION for 29.70 ha of Suitable Alternative Natural Greenspace (SANG).'

- 3.3 For clarification, due to Wokingham Borough Council revising their application referencing system, the application has two reference numbers.

Minor Material Amendment Application (Ref. 181194)

- 3.4 Following the grant of the Hybrid Permission in January 2017 and the subsequent sale of the site, the approved masterplan for the development was reviewed.
- 3.5 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.
- 3.6 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 therefore 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.
- 3.7 Some of the amendments proposed as part of the Section 73 application included the re-alignment of the previously approved Nine Mile Ride Extension (NMRE), the relocation of the primary school and neighbourhood centre to a new central location, the redesign of the proposed SANG masterplan to provide a more natural and less engineered landscape

response, and a more sympathetic and appropriate design response to the Grade II Listed Building.

- 3.8 Planning consent for the Section 73 application was granted in November 2018.

Relevant Development Parcel Planning History

Parcel 1 Reserved Matters Application (Ref. 181422)

- 3.9 An RM application for Parcel 1 of the Hogwood Farm development was granted planning permission in November 2018. The description of the development is as follows:

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. 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.

- 3.10 Parcel 1 is close to completion, with the majority of dwellings currently occupied.

Nine Mile Ride Extension (NMRE) (Ref. 192997)

- 3.11 An RM application for the NMRE was granted planning permission in February 2020. The description of the development is as follows:

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.

- 3.12 The NMRE was constructed by WBC utilising CIL receipts from the Hogwood Farm development and has now been opened.

Parcels 2, 3 and 7 Reserved Matters Application (Ref. 203616)

- 3.13 An RM application for Parcels 2, 3, and 7 of the Hogwood Farm development was granted planning permission in July 2021. The description of the development is as follows:

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.

Parcels 2 and 3 Reserved Matters Application (Ref. 213645)

- 3.14 A second RM application was subsequently submitted, in relation to Parcels 2 and 3 only (i.e. without the inclusion of P7), which was approved in May 2022.
- 3.15 This application comprised a mechanism to allow the development of the Parcels to be delivered separately, with a further RM application for Parcel 7 being brought forwards by BDWSC independently.
- 3.16 The description of the development was as follows:

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.

Parcels 4 and 5 Reserved Matters Application (Ref. 241524)

- 3.17 An RM application submitted in relation to Parcels 4 and 5 was approved on 13 January 2025. The description of development was:

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.

Parcels 14 and 15 Reserved Matters Application (Ref. 220175)

- 3.18 An RM application was submitted in relation to Parcels 14 and 15 alongside the associated Sports Hub and allotments. This was approved in July 2022.

- 3.19 The description of the development was:

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.

Parcel 7 Reserved Matters Application (Ref. 223435)

- 3.20 Barratt David Wilson Southern Countries ('BDWSC') submitted a Reserved Matters application for Parcel 7 in November 2022. The application was approved in April 2023.

- 3.21 The description of development was:

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.

Parcel 9 (Ref. 221844)

- 3.22 This application was submitted by BDWSC with the following description of development:

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.

- 3.23 The application was validated on 28 June 2022 and approved in December 2023.

Parcel 10 Reserved Matters Application (Ref.231095)

- 3.24 An RM application was submitted by Cala Homes comprising details for 256 dwellings across Parcel P10, with access via the Nine Mile Ride Extension and the Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycleways, footpaths, landscaping and SuDS. Details of access, appearance, landscaping, layout and scale to be considered.

- 3.25 The application was validated in May 2023 and approved in December 2023.

Southern Bus Loop (Ref. 222700)

- 3.26 In order to support the ongoing delivery of site-wide infrastructure at Hogwood Farm, an application was submitted in August 2022 to discharge a suite of planning conditions to provide the access road across Parcel 6 and the remaining part of the Southern Bus Loop.
- 3.27 The application was validated on 12 September 2022 and is currently pending determination.

Parcel 10 Road Application (Ref. 223529)

- 3.28 In addition to the delivery of the access road across Parcel 6 and the remaining part of the Southern Bus Loop, an application was submitted in November 2022 to discharge a suite of planning conditions to provide the access road across Parcel 10.
- 3.29 The application was validated on 23 November 2022 and is currently pending determination.

Non-Material Amendment (Ref. 230923)

- 3.30 An application for a non-material amendment to the overall outline planning permission (O/2014/2179) as varied by NMA Ref. 181194, for proposed amendments to the approved parameter plans and phasing strategy detailed under Conditions 1 and 3, which was submitted and validated in April 2023. The amended parameter plans seek to address overlapping development parcel boundaries as proposed by the RM application ref. 231095 – specifically parcel areas including P10, P11 and P12a.
- 3.31 The application is pending determination at the time of writing. The application has no consequence to Parcel 8.

4. PROPOSED DEVELOPMENT

Application Proposal

- 4.1 The proposed development for Parcel 8 comprises:
- 37 homes, including 13 affordable homes, and
 - Supporting highways and drainage infrastructure.
- 4.2 The application seeks RM approval for access, appearance, landscaping, layout and scale in accordance with Condition 2 of the Section 73 consent.
- 4.3 The description of the development, as set out on the application form, is:
- 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 across Parcel P8 with access via Wheat Road, associated internal roads, provision of Public Open Space, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, layout and scale to be considered.*
- 4.4 The proposed housing size mix will range between 1 to 4 bedrooms. Meeting a range of community housing needs and providing a range of dwelling types, sizes and tenures in accordance with the requirements of the local area and parameters established as part of the Hybrid Planning Permission and the approved Section 73 application (Ref: 181194).
- 4.5 The housing mix for the proposed development is summarised below:

Table 1. Proposed Housing Mix of Market Units

Unit Type	Number of Market Dwellings	% of Total Market Units
1 Bedroom Flat	3	13
2 Bedroom Flat	6	25
2 Bedroom House	1	4
3 Bedroom House	8	33
4 Bedroom House	6	25
Total	24	100

Table 2. Table 2: Proposed Housing Mix of Affordable Units

Unit Type	Number of Affordable Dwellings	% of Total Affordable Units
2 Bedroom Flat	12	92
2 Bedroom House	1	8
Total	13	100

- 4.6 A full schedule of accommodation has been submitted as part of the RM application and is included in the supporting documents.
- 4.7 In accordance with the approved affordable housing scheme for the development (as approved by WBC by letter dated 1 February 2019 in accordance with Schedule 1, Clause 1 of the S106 Agreement), the proposals for Parcel 8 incorporate 35% affordable housing provision.
- 4.8 The affordable housing tenure mix comprises 46% Social Rented, 8% Affordable Rent, and 46% Shared Ownership. The actual corresponding number of affordable homes in each tenure will be: 6 Social Rented homes, 1 Affordable Rented home, and 6 Shared Ownership homes.
- 4.9 The tenure split has been informed by the approved Affordable Housing Scheme for the Hybrid Permission, with the specific design parameters of the site context, and the arrangements of implementing social housing within specific 'blocks' of accommodation. As such, the specific context of the site has influenced the proposed affordable housing mix and tenure. This is discussed further within the Design and Access Statement submitted with the application.
- 4.10 Despite the divergence of the proposed affordable tenure split from the provisions of the approved Affordable Housing Scheme, there is reasonable alignment and, in the context of the wider Hogwood Farm development, broad alignment overall, once the cumulative approved and delivered affordable housing is taken into consideration.
- 4.11 The overall design of the site has been strongly led by the approved Parameter Plans (specifically the Density Parameter), the Masterplan Framework Document and the Overarching Landscaping Strategy for Hogwood Farm, which were approved as part of the S73 application (Ref. 181194). The proposals respond to key opportunities and constraints including the Hogwood green corridor, the 20m buffer with the play areas, etc. This is discussed further within the Design and Access Statement submitted with the application.
- 4.12 As part of the overall strategy, Hogwood Farm has been sub-divided into different architectural character areas, with Parcel 8 comprising two of the four-character areas – being the Southern Quarter / SANG edge, and Sheerlands character area.
- 4.13 The proposed layout has been designed to deliver the creation of a new central access road running east-west bounded by strong architectural features and linear landscaping. A strong

continuous frontage architectural form has been formed along the spine road, roundabout and the NMRE road.

- 4.14 Vehicular access to Parcel 8 will be provided from an access in the form of a simple priority junction formed within Wheat Road. The internal road hierarchy comprises a minor access road off of which there are shared surface roads. The development proposal has been designed to connect to the pedestrian and cycle routes within the wider SDL.
- 4.15 Car parking provision within Parcel 8 will accord with the standards set out in Appendix 2 of the MDD. In line with WBC's requirements, Parcel 8 will provide a total of 59 car parking spaces, comprising 39 allocated spaces, and an additional 15 unallocated spaces and 5 visitor spaces proposed.
- 4.16 In addition, cycle parking for each dwelling will be provided in all rear gardens, through the form of Trimetals (or similar) cycle storage sheds, except for those properties with garages, wherein the garage acts as the cycle parking. The apartments will be provided with dedicated secure and covered cycles stores.
- 4.17 All of the new homes (houses and flats) will be provided with at least one active Electric Vehicle Charging Point.

Pre-Application Engagement

Pre-application Advice from Wokingham Borough Council

- 4.18 As part of the design and development of Parcel 8 the Applicant has engaged in pre-application discussions with Officers from WBC.
- 4.19 A pre-application enquiry consultation with Officers was originally submitted as part of proposals across parcels 7, 8 and 9 of the wider masterplan area. The Council provided a written response by way of a letter dated 5 April 2022.
- 4.20 In response to comments provided by Officers a number of amendments have been undertaken to the scheme proposal. Details of the pre-application advice and the amendments made are provided within the application's Design and Access Statement.

Environmental Impact Assessment

- 4.21 The original Hybrid Planning Permission for the redevelopment of Hogwood Farm was accompanied by an Environmental Statement (ES). This RM application accords with the parameters established within the ES and as such a new Environmental Impact Assessment (EIA) is not required.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 of the Planning Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).
- 5.3 The National Planning Policy Framework (2024), Planning Practice Guidance (PPG) and Wokingham Borough Council Supplementary Planning Documents (SPDs), in particular the Arborfield Garrison Strategic Development Location (SDL), are also relevant material considerations.

National Policy

The National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) provides an overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 5.5 The NPPF does not change the statutory status of the development plan being the starting point for decision making but does provide guidance to local planning authorities and decision-takers.
- 5.6 The over-arching national planning policy theme evident within the NPPF is a presumption in favour of sustainable development, which the Government has advised should be at the heart of the planning system.
- 5.7 Paragraph 8 of the NPPF establishes that:

‘...achieving sustainable development means that the planning system has three overarching objectives. These objectives give rise to the need for the planning system to perform a number of roles:

‘a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’.

5.8 As detailed in Paragraph 10, at the heart of the NPPF is a **presumption in favour of sustainable development**. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved ‘...without delay’.

5.9 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and paragraph 38 states that:

‘Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.

Planning Practice Guidance (PPG)

5.10 The Planning Practice Guidance sets out guidance on a wide range of topics which are considered relevant to the determination of this application, including *inter alia*:

- Design
- Climate Change
- Natural Environment
- Open space, sports and recreation facilities, public rights of way and local green space
- Renewable and low carbon energy, and
- Travel plans, transport assessment and statements in decision-taking.

Partially Revoked South East Plan

5.11 Policy NRM6 of the partially revoked southeast plan states that new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures should be agreed with Natural England.

Local Policy

5.12 As indicated above, the development plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), and the Management Development Delivery (MDD) Local Plan (2014).

5.13 The Wokingham Core Strategy (2010) sets the strategic direction for the Borough up to 2026. The following policies from this are considered to be relevant to the determination of this application:

- CP1 – Sustainable Development
- CP2 – Inclusive Communities

- CP3 – General Principle for Development
- CP4 – Infrastructure Requirements
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- CP10 – Improvements of the Strategic Transport Network
- CP18 – Arborfield Garrison Strategic Development Location

5.14 The Managing Development Delivery Document (MDD) takes forward and develops the policies of the Core Strategy. It contains several cross-cutting policies which have particular relevance when considering the detailed aspect of the Reserved Matters applications. The following policies are considered relevant to this application:

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees, and Landscaping
- CC04 – Sustainable Design and Construction
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk (from all sources)
- CC10 – Sustainable Drainage
- TB21 – Landscape Character
- TB23 – Biodiversity and Development
- TB25 – Archaeology

Emerging Local Plan

- 5.15 Wokingham Borough Council is currently undertaking work to prepare a new Local Plan. Progress on the Local Plan Update ('LPU') is ongoing. The *Wokingham Borough Local Plan Update 2023-2040* was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025, following consultation undertaken between 30 September and 13 November 2024 on a revised 'Regulation 19' 'Proposed Submission Plan' and its supporting evidence base documents.
- 5.16 Due to the current stage of the Local Plan Update, it is not considered to carry any meaningful weight when determining applications at this time.

Other Relevant Documents

- 5.17 As provided for in Policy CP18 of the Core Strategy, the development of the Arborfield Garrison SDL is guided by a Supplementary Planning Document (SPD) which was adopted by the Council in October 2011.
- 5.18 The Arborfield Garrison SPD does not contain detailed proposals for the SDL, although it is a material consideration in determining the planning application.

- 5.19 Further guidance of relevance to the development of Hogwood Farm at Reserved Matters stage is included in the following SPDs:
- The Borough Design Guide SPD (2012); and
 - The Sustainable Design and Construction SPD (2010).
- 5.20 Relevant extracts from the planning policies and guidance documents highlighted above are discussed in relation to the proposed development in **Section 4** and also (where relevant) in the technical reports, drawings and associated documents which are included as part of this submission.

6. CONSIDERATION OF PLANNING ISSUES

- 6.1 This section of the Planning Statement provides an assessment of the proposed development against the Development Plan's relevant planning policies and other material considerations.

Principle of Development

- 6.2 Hogwood Farm forms part of the wider Arborfield Garrison SDL which is identified as an allocated site for housing delivery in Policy CP17 of the Core Strategy. Policy CP18 of the Core Strategy sets out the requirements for the SDL which is to deliver '*...a sustainable, well-designed mixed-use development...*' which includes improvements to transport capacity along the A327 and routes towards Bracknell and Wokingham (including the extension of Nine Mile Ride to the A327).
- 6.3 The overarching vision of the Arborfield SDL is to provide a co-ordinated approach to the delivery of infrastructure and services: ensuring developments are of a high quality and sustainable.
- 6.4 Hybrid Planning Permission for the site was originally granted by the Council in January 2017. This established the principle of development for the site.
- 6.5 As set out in Condition 1 of the over permission, any RM application must accord with the approved development's Parameters Plans. These are considered in the following sections of this Planning Statement.
- 6.6 It is noted that since the Hybrid Planning Permission was approved, a Minor Material Amendment (Section 73) application (Ref. 181194) was also secured which revised the approved parameter plans for the development and provided additional supporting technical information. A subsequent NMA application has also been submitted more recently and remains under consideration by the Council. The amendments proposed by this latest NMA do not have any consequence to the planning context of Parcel 8.
- 6.7 Overall, the principle of development of this site has been established as part of the previous planning permissions for Hogwood Farm, including the Hybrid Planning Permission granted in 2017. This RM application therefore seeks to meet the requirements of Condition 2 of the Section 73 permission and contributes to the delivery of the SDL.

Land Use

- 6.8 Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals which maintain or enhance the high quality of the environment and provide attractive, functional, accessible, safe, secure and adaptable schemes which enhance the overall sustainability of the area.
- 6.9 The current Land Use Parameter Plan (Ref. CB_12_103_Parameter Plan_001 Revision J) denotes the proposed land uses in Parcel 8 as well as across the Hogwood Farm development.

- 6.10 The defined development areas across the site are classified as being predominately residential development, with the exception of the SANG, primary school, neighbourhood centre, open space, outdoor sports, employment, and potential allotment sites.
- 6.11 Parcel 8, which is the subject of this RM application, is identified in this parameter plan as a residential development area.
- 6.12 This RM application therefore accords with the Parameter Plan for land use in respect of this development.

Density and Height

- 6.13 Drawing CB_12_103_Parameter Plan_005 Rev. H, specifies the density for the various parcels of development across the Hogwood Farm site. The Parameter Plan denotes that the net developable area of Parcel 8 lies within one of the higher density areas within the wider masterplan area, where a range of 40 – 50 dph is identified as being deliverable.
- 6.14 The proposed development includes 37 new homes within Parcel 8, which across the developable area of 0.82ha results in a density of 45dph. The proposed density therefore reflects the approved parameter plan.
- 6.15 The density of the parcel as proposed has been informed by both the Density and Building Heights (ref. CB_12_103_Parameter Plan_003, Rev. H) Parameter Plans and by the Nine Mile Ride Character Area which requires the NMRE frontage to be designed with higher density and buildings of a higher scale. The roundabout junction of Wheat Road and the NMRE also forms a key nodal point and the creation of a near continuous built frontage with 3 storey flats in this location and along the NMRE responds positively to the aspiration to create a denser semi-urban character.
- 6.16 Across the parcel, a range of building storey heights are proposed for the dwellings, ranging from 2 storeys to 3 storeys. Single storey garages are also proposed. The three storey properties are located along the frontage with the NMRE and at the southern side of the site's vehicular access. These locations form key nodal points where the buildings address the frontage and accentuate status and provide legibility within the site itself and in context of the wider masterplan site. The proposed building heights are all in accordance with the approved parameter plan.
- 6.17 Across the remainder of the site the proposed storey heights provide for transition in scale from the higher properties to the lower height 2.5 – 2 storeys. This transition is considered appropriate to the eastern and southern areas where the development fronts the Hogwood Green Corridor area.
- 6.18 The Reserved Matters application is therefore in accordance with the approved density and height parameters established through the Hybrid Permission.

Housing Mix and Tenure

- 6.19 Policy CP5 of the Core Strategy and Policy TB05 of the MDD state that planning permission will be granted for residential development which provides a mix and balance of densities, dwelling types, tenures and sizes. The housing mix of residential proposals should meet the current and projected needs of households and reflect the underlying character of the local area.
- 6.20 The proposed development provides a range of dwelling sizes from 1-bedroom apartments to 4-bedroom houses. Having regard to the site's location within the Hogwood Farm Site, specifically its fronting the NMRE edge, combined with the approved Parameter Plan requiring the parcel to achieve the higher density of development (between 40 – 50 dpha), and noting the size of the developable area within the parcel, it is considered appropriate, if not necessary, to deliver a unit size mix which favours delivery of smaller units. This is the approach that has been taken through this RM application in accordance with the Hybrid Permission's evident intent.
- 6.21 The housing and tenure mixes for the proposed development are summarised below:

Table 3. Proposed Housing Mix of Market Units

Unit Type	Number of Market Dwellings	% of Total Market Units
1 Bedroom Flat	3	13
2 Bedroom Flat	6	25
2 Bedroom House	1	4
3 Bedroom House	8	33
4 Bedroom House	6	25
Total	24	100%

Table 4. Proposed Housing Mix of Affordable Units

Unit Type	Number of Affordable Dwellings	% of Total Affordable Units
2 Bedroom Flat	12	92
2 Bedroom House	1	8
Total	13	100%

Table 5. Affordable Housing Tenure Mix

Tenure Type	Target Percentage (and Actual Number of Units) for P8	Proposed Percentage (and Actual Number of Units) for P8
Social-Rent	58% (8)	46% (6)
Affordable-Rent	12% (2)	8% (1)
Shared-Ownership	30% (4)	46% (6)

- 6.22 In accordance with WBC's Core Strategy Policy CP5, the proposed development will provide 35% on-site affordable housing. This will consist of 13 homes, of which 46% will be Social Rent, 8% will be Affordable Rented, and 46% will be Shared Ownership dwellings.
- 6.23 In isolation, the tenure mix proposed for Parcel 8 does not fully align with the approved *Affordable Housing Scheme* for the Hogwood development. The percentage divergences comprise: -12% Social Rented, -4% Affordable Rented, and +16% Shared Ownership provision against the target.
- 6.24 Notwithstanding the above, when looking at the divergence in terms of the actual number of units, it is entirely evident the differences are minimal. The actual difference in real housing unit terms is: 2 fewer Social Rented unit, 1 fewer Affordable Rented unit, and 2 more Shared Ownership homes than the target. These magnitudes of difference are not considered to be of such consequence that the grant of planning permission should be held-up and/or not forthcoming on this basis.
- 6.25 As set out previously, the divergence arises principally because of the design parameters affecting the context of the site, alongside the restrictions associated with the management of social and rented accommodation once delivered.
- 6.26 BDWSC have also had regard to the overall provision of the unit size mix of affordable housing which has been delivered (approved) across Hogwood Farm to date. In this context, adding the proposed affordable units within Parcel 8 to the units already delivered across Parcels 1, 2, 3, 4, 5, 7, 9, 10, 14, and 15, the affordable unit sizes distribution will remain in good alignment to the targets encouraged by the supporting text to Policy TB05 and the more recently published Local Housing Needs Assessment (LHNA) published in 2020 and 2023.
- 6.27 To date, ten parcels have received Reserved Matters permission within the Hogwood site. The cumulative approved housing mix under Parcels 1, 2, 3, 4, 5, 7, 9, 10, 14 and 15 is shown in Table 6 below:

Table 6. Summary of Reserved Matters Permissions to Date (as at 03/03/2025)

Type	Size	Market	Affordable	% of Total Affordable ¹	Total Dwellings
Apartments	1 bed	45	100	27%	145
	2 bed	39	75	21%	114
Houses	1 bed	0	12	3%	12
	2 bed	158	82	23%	240
	3 bed	257	71	20%	328
	4+ bed	208	24	7%	232
Total		707	364	100%	1071

6.28 With the proposed housing mix for Parcel 8 added to the existing secured mix across all other approved parcels to date, the cumulative secured mix would become:

Table 7. Summary of Reserved Matters Permissions to Date (as at 03/03/2025), plus Parcel 8 proposed mix

Type	Size	Market	Affordable	% of Affordable ²	Total
Apartments	1 bed	45	100	27%	142
	2 bed	39	75	21%	122
Houses	1 bed	0	12	3%	12
	2 bed	158	82	23%	175
	3 bed	257	71	20%	309
	4+ bed	208	24	7%	167
Total		707	364	100%	1071

6.29 The below tables summarise the size mixes that will continue to be achieved:

Table 8. Affordable Housing Size Mix Alignment to Policy TB05 Intended – Approved Parcels 1, 2, 3, 4, 5, 7, 9, 10,14 and 15, and including Parcel 8 As Proposed³

Unit Size and % Suggested	Cumulative Current Secured Mix per Table 6	Cumulative Secured Mix with Parcel 8 Included per Table 7
1B (20%)	30%	30%
2B (45%)	44%	45%

¹ Totals may not add to 100% due to rounding.

² Totals may not add to 100% due to rounding.

³ Totals may not add to 100% due to rounding.

3B (20%)	20%	19%
4B (15%)	7%	6%

Table 9. Affordable Housing Tenure Mix Alignment to the 2020 published LHNA - Approved Parcels 1, 2, 3, 4, 5, 7, 9, 10, 14 and 15, including Parcel 8 As Proposed⁴

Unit Size and % Suggested	Cumulative Current Secured Mix per Table 6	Cumulative Secured Mix with Parcel 8 Included per Table 7
1B (20 – 25%)	30%	30%
2B (45 – 50%)	44%	45%
3B (20 - 25%)	20%	19%
4B (1 - 10%)	7%	6%

- 6.30 Table 9 demonstrates that, with respect to the overall cumulative affordable housing mix secured as part of Reserved Matters to date, the proposed mix at Parcel 8 actually improves the alignment of the Hybrid Permission site to the LHNA target mix. There is currently an overprovision of 1-bed affordable homes, and an under provision of 2-bed homes across the site to date, which Parcel 8 is well-placed to assist in rebalancing. The relative % of 3 and 4-bed homes remains unchanged from the existing cumulative situation.

Table 10. Affordable Housing Tenure Mix Alignment to the 2023 published LHNA - Approved Parcels 1, 2, 3, 4, 5, 7, 9, 10, 14 and 15, including Parcel 8 As Proposed⁵

Unit Size and % Suggested	Cumulative Current Secured Mix	Cumulative Secured Mix with Parcel 8 Included
1B (17%)	30%	30%
2B (38%)	44%	45%
3B (33%)	20%	19%
4B (12%)	7%	6%

- 6.31 Table 10 demonstrates the latest desired mix from the LHNA (2023). The new target provision set by LHNA (2023) prioritises 2 bed affordable dwellings and given that the number of dwellings already approved is significant, the provision of 13 dwellings cannot make a substantial shift in aligning approved development. The proposed development does however prioritise 2 bed affordable properties, in line with the conclusions of LHNA (2023).

⁴ Totals may not add to 100% due to rounding.

⁵ Totals may not add to 100% due to rounding.

- 6.32 With regard to the overall lower delivery in larger affordable homes to date across the Hogwood Development, it is considered the specific context of Parcel 8 does not provide the opportunity to facilitate or require the delivery of a higher number of larger properties through the RM proposals for the site.
- 6.33 The affordable housing has been designed as 'tenure blind' and is distributed across the development.
- 6.34 In addition, in accordance with Condition 50 of the Hybrid Planning Permission at least 10% of both market and affordable homes will be M4(2) compliant (which is considered to be the current equivalent of Lifetime Homes).
- 6.35 In summary, the proposed housing mix of Parcel 8 provides a range of dwelling types, tenures and sizes, which respond to existing local housing needs as well as the character of the surrounding area. And the principles established under the Section 73 permission and associated legal agreement.

Layout, Design and Appearance

- 6.36 Policy CP2 and CP3 of the Core Strategy require that proposals are of an appropriate scale, mass, layout and height whilst incorporating materials which are in keeping with the character of the local area. In addition, the policies state that high quality design which contributes to the provision of sustainable and inclusive communities will be granted planning permission in accordance with the Development Plan.
- 6.37 The design and layout of the proposed development has been strongly informed by the principles established as part of the Section 73 permission and also the Site Wide Masterplan Framework Document.
- 6.38 Overall, the scheme proposals ensures that it is appropriately permeable and connects with the wider SDL.
- 6.39 The proposed palette of materials includes multi-toned red brick walls, a mix of simple window styles with painted brick housing and grey/red/brown roof tiles to dwellings.
- 6.40 Further details of the proposed design, layout and appearance for Parcel 8 are set out in the Design and Access Statement which has been submitted in support of this RM application.

Landscape and Open Space

- 6.41 Policies CC03 and TB21 of the MDD state that development proposals should demonstrate how they have promoted accessibility, linkages, and permeability between and within existing corridors and incorporate high quality planting and landscaping. In addition, proposals must retain or enhance features which contribute to the character of the landscape and the overall landscape value of the site.
- 6.42 Policy TB08 of the MDD requires open space, indoor or outdoor play and sport and recreational facilities to be provided on site as part of residential development proposals to improve the accessibility and quality of local facilities.

- 6.43 The RM application adopts a strategy to landscape and open space which has an awareness and aligns with the wider master planned development. The overarching aims of the scheme proposed by this RM application is 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, ensuring consistency in the layout and planting with the adjoining phases of the wider development (specifically the areas of play and open space to the immediate south and east of the developable area the subject of this RM application), ensuring functionality in the planting, etc.
- 6.44 The submitted landscape drawings provide details for the provision of the public open space buffer that runs along the length of the site's southern boundary that is shared with the equipped areas of public open play spaces. Amenity spaces – private and shared – for each of the proposed new homes are also identified, including balconies for apartments.
- 6.45 The eastern edge of the proposed development has been designed to provide a sensitive transition to the adjoining areas of public open space, with the use of shared surface roads, green verges, and planting to soften the distinction between the areas.

Further details on the indicative landscape strategy for the Parcel are set out in the DAS which accompanies the application. Transport and Highways

- 6.46 Policies CP4 and CP6 of the Core Strategy state that planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure and associated services have been made. These works must consider the cumulative impact of the development and provide for sustainable forms of transport whilst enhancing road safety.
- 6.47 A Transport Statement (TS) accompanies this RM application and concludes the development will be compliant with the assessment of transport impacts assessed at the time of the grant of the overarching Hybrid Planning Permission.
- 6.48 Full swept path analysis of the proposed layout has been undertaken and are included within the supporting TS. In summary, the analysis confirms all refuse collection has been reviewed and is proposed in accordance with the standards agreed for the wider Strategic Development Location.
- 6.49 In conclusion, the proposed development and the associated access arrangements meet design standards and can be accessed safely by both car and non-car modes. The vehicular trips generated by the development can be accommodated on the local highway network. The proposals are therefore acceptable in transport and highways terms and in accordance with the Hybrid Planning Permission and associated conditions. Policies CP4 and CP6 have been complied with.

Car and Cycle Parking

- 6.50 Policy CC07 of the MDD states that planning permission will only be granted where the proposal demonstrates the proposed parking provision meets the standards set out in Appendix 2 of the MDD in order to prevent any unacceptable impacts on the local highway network.

- 6.51 Car parking across the site has been designed in accordance with WBC standards and incorporates both allocated, unallocated and visitor car parking spaces.
- 6.52 As set out by the application's TS, a total of 59 car parking spaces, comprising 39 allocated spaces and 20 unallocated spaces are proposed. The car parking provision is confirmed to be in line with the standards agreed for the wider SDL.
- 6.53 Cycle parking for each dwelling will be provided in the rear gardens of each dwelling house through the form of Trimetals (or similar) cycle storage sheds or in the garage of properties where they include a garage. The proposed apartments will be provided with dedicated secure and covered cycle stores.
- 6.54 Electric vehicle charging points are provided for each property, ensuring that each dwelling will have access to at least one of its own EVCP(s).
- 6.55 The proposed development therefore accords with WBC's parking requirements with full details being provided in the Design and Access Statement and the Transport Statement which accompany the application.

Flood Risk and Surface Water Management

- 6.56 Policy CC09 and CC10 from the MDD require all sources of flood risk to be taken into account at all stages of a planning application. These policies require applications to demonstrate that surface water arising from the proposed development will be managed in a sustainable manner. Proposals must also take account of climate change and guide development into the lowest areas of flood risk in the first instance.
- 6.57 A Flood Risk Assessment (FRA) was approved as part of the Hybrid Planning Permission, and its findings concluded that the site is located within Flood Zone 1 as identified on the Environment Agency indicative flood map. Accordingly, the site is at a low risk of fluvial flooding. This was reconfirmed by an updated FRA that was approved as part of the Section 73 application.
- 6.58 To support this application, a Drainage Maintenance and Management Plan statement has been prepared and submitted with the application.
- 6.59 The proposed drainage maintenance and management strategy includes use of:
- Permeable paving has been included where possible, and
 - Use of linked surface water attenuation tanks with hydrobrake controls to control the flow and movement of received surface water flows.

Ecology

- 6.60 Policy TB23 of the MDD and Policy CP7 of the Core Strategy states that planning permission will only be granted where an application demonstrates they provide new opportunities through design, layout and landscaping to enhance and provide additional biodiversity features whilst providing appropriate buffer zones to conserve protected habitats and

species. In addition, all new developments should be ecologically permeable and incorporate integrated green infrastructure networks.

- 6.61 Given the site's current active and ongoing use as a site development compound it is understood there are no ecological sensitivities present. Accordingly, through the proposed development ecological enhancements will be delivered from the current baseline through a variety of measures, including utilisation of Swift Bricks, Hedgehog Highways, etc.

Trees

- 6.62 Policy CC03 of the MDD requires developments to protect and retain existing trees, hedges and other landscape features whilst Policy CP1 of the Core Strategy seeks to protect and enhance the environment and landscape features of a development site in order to support flora and fauna.
- 6.63 A detailed Tree Survey and Arboricultural Impact Assessment (AIA) has informed the design of the scheme proposals for Parcel 8 and is submitted alongside the RM application.
- 6.64 The AIA identifies that within the developable area proposed by this RM five individual trees (survey refs. T110 (Tree Category C2), T291 (Tree Category C2), T292 (Tree Category C2), T316 (Tree Category C2), and T317 (Tree Category C2), and a group (survey ref. H7 – Category C2) are to be removed. A single veteran tree (survey ref. T113 (Tree Category C2)) will require hand dig excavation within the small area of its root protection area affected by the introduction of hard standing.
- 6.65 The proposed landscaping provides appropriate compensatory mitigation for the losses of these low-quality specimens. Such mitigation will be achievable within the wider Parcel 8 area – specifically within the area of landscaped POS that will be delivered across the eastern half of parcel 8. There will be further additional planting of ~47 new trees within the residential area.
- 6.66 Overall, it is considered the proposed development would not have a significantly greater arboricultural impact than that which was previously assessed as part of the approved Hybrid Planning Permission (as subsequently amended).

Energy

- 6.67 The proposed Energy Strategy for Parcel 8 has been based around the objectives of the Wokingham Borough Council Core Strategy Policies CP1 and Managing Development Local Plan Policy CC04 and CC05, and Climate Emergency Action Plan which cover Sustainable Development principles. It aims to ensure the development is constructed to rigorous energy performance standards.
- 6.68 The proposed Energy Strategy also accords with the requirements of Condition 49 from the S73 application associated with the development, which requires an improvement of 10% carbon over Part LA 2013 standards.

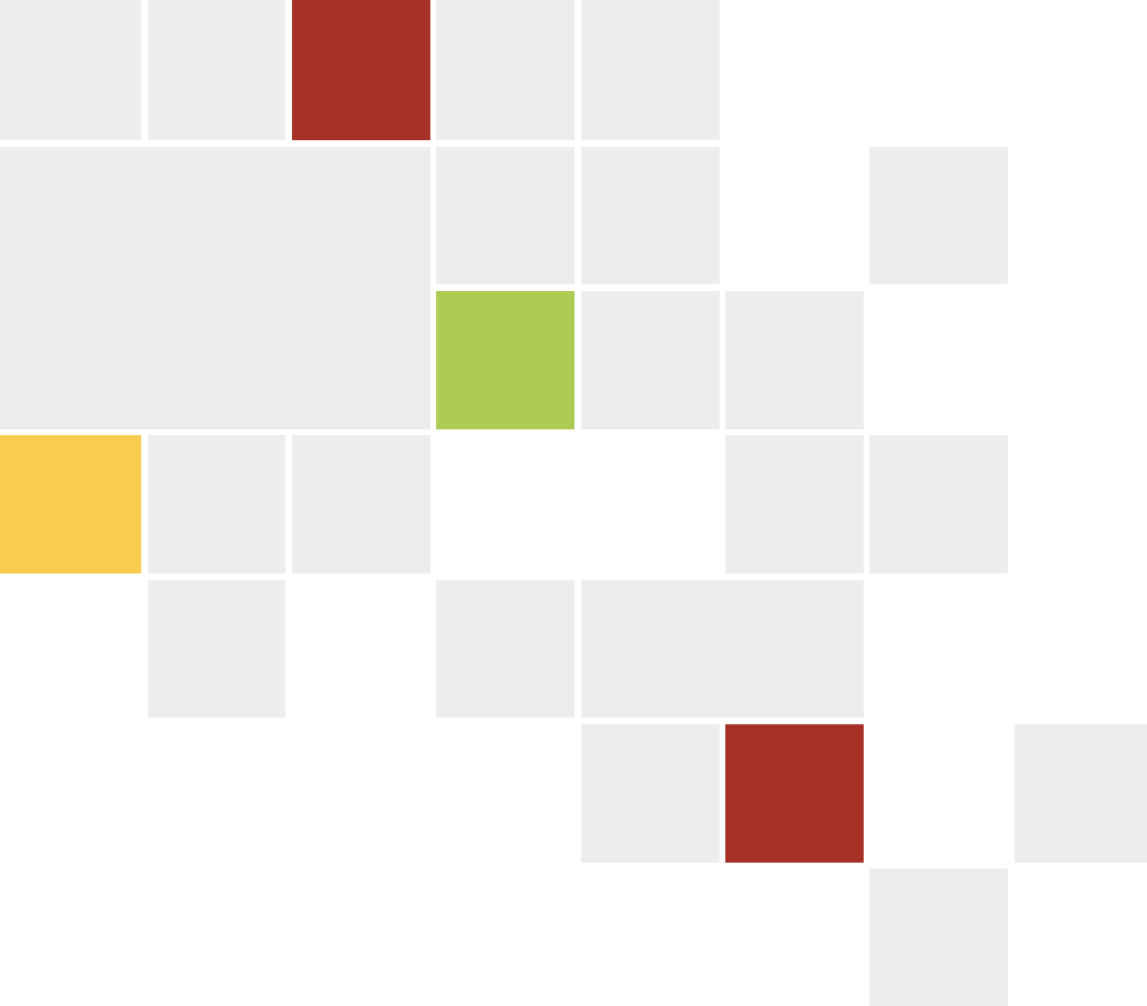
- 6.69 An Energy Statement has been prepared and is being submitted as part of a separate discharge of condition application. The statement sets out that the key measures proposed to minimise carbon dioxide emissions will meet Part L 2021 standards.

Planning Obligations

- 6.70 The RM application for Parcel 8 will be delivered in accordance with the S106 Agreement entered into as part of the Section 73 permission for the redevelopment of Hogwood Farm.
- 6.71 As such no additional planning obligations are required to make this RM application acceptable in planning terms.

7. SUMMARY AND CONCLUSIONS

- 7.1 The planning application to which this Planning Statement relates is submitted on behalf of Barratt David Wilson Homes Southern Counties seeking RM approval for the erection of 37 new homes, internal access roads, parking, landscaping, footpaths and Sustainable urban Drainage Systems (SuDS).
- 7.2 The site is located in the north western area of the Hogwood Farm Development, which forms part of the wider Arborfield Garrison SDL.
- 7.3 The design and layout of the proposed development has been strongly informed by and accords with the principles established as part of the Section 73 planning permission, and the Site Wide Masterplan Framework Document.
- 7.4 This Planning Statement has demonstrated the proposed development would be in conformity with the Hybrid Planning Permission, the Council's Development Plan and national policy as set out in the NPPF.
- 7.5 The proposed development comprises a suitable and sustainable scheme which will deliver 37 new high-quality homes. The proposal will provide a mix of private and affordable dwellings. The development would be homogenous with the character of the area and provide new and improved connections across the whole development and into the wider area.
- 7.6 This planning application and the proposals contained therein are therefore commended to the Council for due consideration in order to deliver Parcel 8 of the Hogwood Farm development.



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