

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242887
Site Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Expiry Date:	Extended to 27 June 2025
Site Visit Date:	20 December 2024
Proposal: Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.	

PLANNING CONSTRAINTS/STATUS

Countryside
Strategic Development Location – Arborfield Garrison
Water Utility Consultation Zones
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders – TPO 1458 2012
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones – 5km Zone
Great Crested Newt Consultation Zone Minor
Green Routes and Riverside Paths
Affordable Housing Thresholds

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development

	TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document Arborfield Garrison SDL SPD

PLANNING HISTORY – There is an extensive planning history on the site, the below is the most relevant history.

Application No.	Description	Decision & Date
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile 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).	Approved 09/01/2017
181194	S.73 application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters;	Approved 14/11/2018

	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; 24. Bats; 39.Walking,Cycling and equine strategy; 41.Travel Plan (Commercial); 45. Flood risk assessment; 46.Surface water drainage scheme; 62. SANG car park; 64. SANG landscape scheme. Additional condition 66. Foul drainage.	
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
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
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 08/04/2021
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	Approved 11/04/2024

	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	
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

CONSULTATION RESPONSES

Internal

SDL Flood Risk Officer – No objection
 SDL Landscape and Trees – No objection subject to condition
 SDL Ecology – No comments received
 SDL Highways – No objection subject to condition
 SDL Environmental Health – No objection

External

Berkshire Archaeology - No objection

REPRESENTATIONS

Arborfield and Newland Parish Council	No objection
Barkham Parish Council	No comment to make on application
Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located on Sheerlands Road and the A327 and is comprised of a public highway (Sheerlands Road), private access driveway / hardstanding and wooded areas within the former Hogwood Farm estate. The existing access benefits from an extant planning permission that has established the principle of its use as an temporary construction and emergency access for the SDL development at Hogwood Farm / Finchwood Park under 181194.

Proposal Description:

The proposal seeks planning permission for a permanent access from Sheerlands Road to serve the Hogwood Farm development, to provide improved accessibility for future residents of Parcel P5.

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.

Hogwood Farm forms part of the wider Arborfield Garrison SDL and is allocated for residential development in Policy CP17 of the Core Strategy. Policy CP18 sets out requirements for the SDL 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).

Outline planning permission for the Hogwood Farm site – which the current proposal is intended to help facilitate - was originally granted in January 2017 through Outline consent O/2014/2179; later varied by application 181194. The planning permission has established the principle of the site's development and specified an emergency access in this location.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials, and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

It is acknowledged there is an existing access into the site which was granted temporary permission ref: 210084 and this proposal now seeks to retain this as a permanent access into the site. It is considered the proposal would not result in a detrimental impact upon the character of area than what is currently on site subject to tree protection and planting mitigation. This is discussed in detail within the *Landscape and Trees* section of the report below.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

There are no residential properties in close proximity to where the permanent access is proposed, and given the nature of the proposed development which only comprises works at ground level, it is unlikely there would be any negative impact upon residential amenities of future occupants of Hogwood Farm development, in terms of loss of light, overlooking or overbearing.

Highway Access and Parking Provision:

Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel

Demand seek to manage travel demand by a variety of measures. The travel impacts of the Hogwood Farm 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.

As part of the design of Parcels 4 and 5 there is no primary route to this access and the Council's Highways Officer anticipates that the use of the access would not be high.

The design of the access includes a road narrow which will give priority to those entering the site and prevent queuing back onto Sheerlands Road. As part of the detail design, appropriate signing would need to be included. This is to be secured via a planning condition.

Swept paths of a fire engine and large car have been submitted which is acceptable to the Council's Highways Officer.

Visibility splays have been provided. Those to the right are in line with the speed of Sheerlands Road. Whilst those to the left are less than that required for the speed of the road but allows sight of the island. As most of the traffic would be from the rest of Sheerlands Road, the Council's Highways Officer finds this acceptable.

A previous junction modelling for Sheerlands Road and Reading Road has been submitted. This showed that development traffic using this junction would not have an adverse impact on the operation of the junction. In addition, as the total number of dwellings is now 20% less than that modelled, there would be no impact on the operation of this junction.

A Road Safety Audit (Stage 1) is to be secured via a planning condition.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow.

The site is located within Flood Zone 1 with Medium risk of surface water flooding (previous report states there is a low risk of surface water flooding). The WBC Flood Risk and Drainage Engineer has been consulted on the proposals, and following initial concerns (including regarding impermeable area, SuDS, roadside drainage, pollution control and downstream impacts), which have been fully addressed by the applicant, the Officer raises no further objections to the proposed development.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The application is supported by an Arboricultural Impact Assessment (AIA) including Tree Survey Plan and Tree Protection Plan, which has been revised following initial

concerns raised by the WBC Trees & Landscape Officer with regard to the unnecessary removal of trees T852 (category A Beech) and T855 (category C Holly), which are protected by TPO's. The updated AIA now shows both trees being retained, and subject to this the Trees & Landscape Officer raises no further objections to the proposal.

The Trees & Landscape Officer has also indicated that a number of trees were removed originally to accommodate the temporary access, and a landscape condition was included in the temporary permission (Ref. 210084) to provide additional and replacement planting. These landscape details were submitted through a discharge of conditions application (Ref. 211892) and approved. As the landscaping scheme has yet to be implemented, the Trees & Landscape Officer has indicated the approved landscaping scheme is still acceptable. A condition requiring landscaping to be carried out in accordance with that approved under 211892 will be included within this current application.

Archaeology:

Policy TB25 requires the archaeological impact of development to be taken into consideration.

The Council's Archaeology Officer has raised no objections to the proposal as there are unlikely to be archaeological implications, and no further mitigation is required.

Thames Basin Heaths Special Protection Area:

Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

In this case as the proposal is for a permanent road access (non-residential development), no appropriate assessment is required.

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:	09/06/2025
Earliest date for decision:	10 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	09/06/2025