

Planning Statement, July 2026

Parcel 9, Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Planning History

Hybrid Planning Permission was granted in January 2017 (Ref. O/2014/2179 and 140674) 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 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).

Following the grant of this Hybrid Planning Permission, a Section 73 application (ref. 181194) which varied a number of the approved parameter plans and conditions was approved in November 2018.

Planning permission was granted on 21 December 2023 pursuant to Parcel 9 (ref. 221844) for:

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.

Conditions of the Reserved Matters permission have been discharged/ amended since the original grant of planning permission as below,

- Condition 2. Approved Details - Non-Material Amendment, 12/05/2026, ref. 260707.
- Condition 3. External Materials – Condition discharged, 20/05/2025, ref. 240309.
- Condition 4. Carbon Emissions– Condition discharged, 20/05/2025, ref. 240309.
- Condition 5. LEMP– Condition discharged, 20/05/2025, ref. 240309.
- Condition 6. Ecological Permeability – Condition discharged 20/05/2025, ref. 240991.
- Condition 7. Non-native species management– Condition discharged 20/05/2025, ref. 240991.
- Condition 8. Bat mitigation– Condition discharged 20/05/2025, ref. 240991.
- Condition 9. Electric Vehicle Charging – Condition discharged, 20/05/2025, ref. 240309.
- Condition 10. Landscaping – Condition discharged, 09/05/2025, ref. 243130.
- Condition 11. Landscaping Management Plan - Condition discharged, 09/05/2025, ref. 243130.
- Condition 12. Cycle Parking – Condition discharged, 20/05/2025, ref. 240309.
- Condition 13. Parking Management Plan– Condition discharged, 20/05/2025, ref. 240309.
- Condition 15. SuDS Management – Condition discharged, 20/05/2025, ref. 240309.



- Condition 17. Exceedance flow route – Condition discharged, 20/05/2025, ref. 240309.

Site Context

The site is comprised of an irregular shaped piece of land to the west of the existing Hogwood Industrial Estate and forms part of the northern edge of Finchwood Park.

Parcel 9 is bounded to its north by Ancient Woodland, to the east by the Hogwood Industrial Estate and to the south and west by the Nine Mile Ride Extension from which the site is accessed.

Application Proposal

This application seeks to amend Condition 2 and remove Conditions 19 and 20 of permission Ref. 221844.

Condition 2 – Approved Details

Proposals extend to the substitution of a plan listed as approved under condition 2 of permission 221844:

Previously approved plan:	Proposed plan:
PLN-2-2118 REV E	PLN-2-2118 REV K

The “wardens bedroom and ensuite” has been removed from the ground floor and replaced with a store.

Condition 19 – Ancillary Accommodation

The condition reads:

Floorspace labelled “wardens bedroom and ensuite on plan referenced PLN-2-2118 REV E” (or floorspace with an equivalent function shown in subsequent minor amendments to these plans) shall be used by staff as ancillary accommodation to serve the affordable housing block and shall not be used, sold or sub-let as separate dwelling(s).

It is proposed that the condition is deleted. The warden’s accommodation is required only to serve the Specialist Supported Accommodation; this is no longer proposed to be provided.

Condition 20 – Specialist Supported Accommodation

The condition, reads:

The flats shown on plan ref PLN-2-2118 REV E (plot numbers 36-44) shall only be used as Specialist Supported Accommodation, which is accommodation that:

- Is made in conjunction only with a supply of support,*
- Is made exclusively available to households including a person who has been identified as needing support.*



c) Is made exclusively available to people who have learning disabilities, physical disabilities and mental health needs.

The flats shall be used as such unless otherwise agreed in writing by the Local Planning Authority.

It is proposed that the condition is deleted. The flats are to be built as approved and delivered as social rented affordable accommodation as per the requirements of the S106 agreement and Condition 2 (Non-Material Amendment, 12/05/2026, ref. 260707).

Planning Assessment

Proposals would result in flats 36-44, no longer being delivered as Specialist Supported Accommodation. As such, the associated warden's accommodation would no longer be required to provide ancillary housing. The dwellings would be constructed as approved, and a Registered Provider has been secured to deliver these dwellings as Social Rented accommodation though not as Specialist Accommodation.

Current challenges in the affordable housing market resulting in the inability to secure viable affordable housing offers are well documented. As set out in MHCLG's 'January 2026 progress update: Delivering a decade of renewal for social and affordable housing', there has been a sharp reduction in demand for Section 106 affordable homes over recent years.

In consideration of this reduced demand for Section 106 social and affordable homes, the government recognises that it may be necessary in specific circumstances to modify existing planning obligations to improve the viability of housing developments in the near term, boosting the number of new homes, including social and affordable homes, delivered over the course of the next few years. [Letter from Minister of State for Housing and Planning to the Planning Inspectorate: Modifying planning obligations - GOV.UK](#)

Considering the current climate and as per government advice, surety of delivery of affordable accommodation as achieved here is much sought after. The amended proposals are key to ensuring the delivery of affordable housing on this site, helping to address the need within the district, and continue to provide 35% affordable dwellings in line with policy and as required by the S106 agreement.

Conclusion

This application seeks to amend Condition 2 and remove Conditions 19 and 20 of permission Ref. 221844.

Amendments would not materially alter the impact or scale of the development though would result in surety of delivery of a policy compliant level of affordable housing provision in a climate of, well-publicised, low demand.

It is respectfully requested that the application is approved without delay.