

Date: 3 October 2024
Application: 241962



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 241962

Applicant: The Owner and/or Occupier

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477128, Northing - 164426

Type of Development: Major Dwellings (10+)

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 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.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241962.

The new details are as follows: **Revised information relating to updated Noise Assessment**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date. If you need any more information please do not hesitate to contact the case officer Nick Chancellor.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Chris Christofis Env Protection Officer	To (Case Officer):	Nick Chancellor
Service	SDL Environmental Health	App No:	241962
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
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 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.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
☒ Recommend approval with no conditions
☐ Recommend refusal for the reason(s) **stated below**;
☐ Negotiate the amendments **stated below**; or
☐ Request further information before determination as **stated below**.

Comments On Proposal

This is a large application and is well supported by appropriate reports, Planning and EH have looked at this proposal in detail, from an environmental health perspective I am satisfied with the applicants submissions and that the approval of reserved matters as outlined above is appropriate, no EH objection

Conditions & Reasons (if required)

Date:	08/10/2024	Signed:	C Christofis
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