



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hogwood Farm

Address Line 1

Sheerlands Road

Address Line 2

Address Line 3

Wokingham

Town/city

Arborfield

Postcode

RG40 4QY

Description of site location must be completed if postcode is not known:

Easting (x)

477049

Northing (y)

164499

Description

Parcel 6

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

"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)". - as amended by the minor material amendment (Section 73) application (Ref. 181194) which varied the hybrid planning application (Ref. 0/2014/2179 and 140674) for land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

"Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 140 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered."

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Parameter Plans:

Land Use CB_12_103_Parameter Plan_001 J

Access and Movement CB_12_103_Parameter Plan_002 K

Building Heights CB_12_103_Parameter Plan_003 H

Landscape and Open Space CB_12_103_Parameter Plan_004 J

Density Plan CB_12_103_Parameter Plan_005 H

Phasing Plan CB_12_103_Parameter Plan_006 H

SANG Masterplan JSL2891_101 I

Other approved plans:

SANG levels and drainage layout HOGSANG-JNP-DR-S-0034 A,

HOGSANG-JNP-DR-S-0035 A,

HOGSANG-JNP-DR-S-0036 A &

HOGSANG-JNP-DR-S-0037 A

Flood Risk Assessment C85672-R001A A

Drainage Assessment C85672-R003A (October 2018) A

Walking, Cycling and Equine Strategy C85672-TR-004 C

Hogwood Farm Masterplan Framework Document G

Please list all drawing numbers submitted with this application for approval

P24-2400_002_C APARTMENTS
P24-2400_07_A_001 Finchampstead Design Statement[LR]
P24-2400_DE_001_A_012 Site Location Plan
P24-2400_DE_001_B_003 Boundary Treatments Plan
P24-2400_DE_001_B_004 Building Heights Plan
P24-2400_DE_001_B_005 Refuse Strategy Plan
P24-2400_DE_001_B_006 Parking Plan
P24-2400_DE_001_C_007 Materials Plan
P24-2400_DE_001_B_009 Tenure Plan
P24-2400_DE_001_R_001 Site Layout
P24-2400_DE_003_C Housetype Pack
P24-2400_DE_008_B_001 Indicative Streetscenes
128057-MCS-XX-DR-C-3000 Engineering Layout (Sheet 1)
128057-MCS-XX-DR-C-3001 Engineering Layout (Sheet 2)
128057-MCS-XX-DR-C-3002 Engineering Layout (Sheet 3)
128057-MCS-XX-DR-C-3003 Engineering Layout (Sheet 4)
128057-MCS-XX-DR-C-3004 Engineering Layout (Sheet 5)
128057-MCS-XX-DR-C-3005 Engineering Layout (Sheet 6)
128057-MCS-XX-DR-C-4000-P01 Highway Longitudinal Sections (Sheet 1)
128057-MCS-XX-DR-C-4001-P01 Highway Longitudinal Sections (Sheet 2)
128057-MCS-XX-DR-C-4002-P01 Highway Longitudinal Sections (Sheet 3)
128057-MCS-XX-DR-C-5100 Drainage Layout (Sheet 1)
128057-MCS-XX-DR-C-5101 Drainage Layout (Sheet 2)
128057-MCS-XX-DR-C-5102 Drainage Layout (Sheet 3)
128057-MCS-XX-DR-C-5103 Drainage Layout (Sheet 4)
128057-MCS-XX-DR-C-5104 Drainage Layout (Sheet 5)
128057-MCS-XX-DR-C-5105 Drainage Layout (Sheet 6)
128057-MCS-XX-DR-C-5200-P01 Imp Areas
128057-MCS-XX-DR-C-5500-P01 Exceedance Flow Plan
128057-MCS-XX-DR-C-6200 SuDS Construction Details
128057-MCS-XX-RP-OM-01-P01
128057-MCS-XX-RP-TN-01-P01
128057-MCS-XX-XX-DR-C-3600 Vehicle Tracking Layout-Refuse Vehicle
128057-MCS-XX-XX-DR-C-3601 Vehicle Tracking Layout-Fire Tender (Sheet 1)
128057-MCS-XX-XX-DR-C-3602 Vehicle Tracking Layout-Fire Tender (Sheet 2)
128057-MCS-XX-XX-DR-C-3603 Vehicle Tracking Layout-Fire Tender (Sheet 3)
P24-2400_EN_04_01B Detailed Landscape Proposals for POS
P24-2400_EN_06 Detailed Soft On-plot Landscape Proposals-Sheet 1-5
SOA 22.05.25
form_1_cil_additional_information

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

250900

Date (must be pre-application submission)

16/04/2025

Details of the pre-application advice received

Various meetings relating to pre-application for Parcel 6 Finchwood Park, Wokingham

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gary Du Preez

Date

23/05/2025