

Planning Statement

P6 Finchwood Park

Reserved Matters Application

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1. Introduction

- 1.1 This Planning Statement has been prepared by Vistry Thames Valley ('the Applicant'), and is submitted to Wokingham Borough Council (WBC) in support of a Reserved Matters (RM) planning application for Parcel 6 of the Hogwood Farm development (now known as Finchwood Park) pursuant to 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.
- 1.2 This RM application follows the approval of previous RM applications at the site and recent pre-application engagement with WBC officers on Parcel 6.
- 1.3 The description of development for the hybrid planning application which was granted permission in January 2017 is as follows:

"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 Section 73 which varied a number 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 6 at Finchwood Park, as shown on the approved Land Use Parameter Plan (Ref. CB_12_103_Parameter Plan_001 Rev K).
- 1.6 Overall, this application seeks RM approval for access, appearance, landscaping, layout and scale in accordance with the Section 73 approval (Ref. 181194).

Description of Development

- 1.7 The planning application to which this Statement relates seeks RM approval for the erection of 140 new residential dwellings in Parcel 6 at Finchwood Park. The description of development, as set out on the application form, 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 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."

- 1.8 The proposed development has been the subject of pre-application discussions with Officers at Wokingham Borough Council.

Accompanying Documentation

- 1.9 This submission is accompanied by a number of drawings and reports, which demonstrate that the proposals conform to the principles established as part of the hybrid planning permission (Ref. 0/2014/2179 and 140674) and the approved Section 73 application (Ref. 181194).
- 1.10 The documents and drawings which accompany this planning application are set out in a separate list, which accompany this submission.

2. Site and Surrounding Area

Site Context

- 2.1 The application site comprises single triangular parcel situated within the southwestern part of the site, with the SANG land to the south. There is a strip of woodland to the west with Parcel 5 beyond that the parcels 2 and 7 sit to the north.
- 2.2 The site boundaries are defined by established hedgerow and woodland with an area of ancient woodland to the southern boundary extending into the SANG. This provides a well enclosed and tree'd setting for the proposed development within.
- 2.3 There are two vehicular access points to the northern boundary both of which are already in place.

Policy Designations

- 2.4 The wider 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 dwellings. 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.
- 2.5 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).

3. Planning History

Hybrid Outline Application (Ref. O/2014/2179 and 140674)

- 3.1** Planning permission was granted in January 2017 (O/2014/2179 and 140674) for a hybrid 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).'

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

Minor Material Amendment Application (Ref. 181194)

- 3.3** 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.
- 3.4** 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.
- 3.5** In order 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.
- 3.6** Some of the amendments proposed as part of the Section 73 application included the realignment of the previously approved Nine Mile Ride Extension South (NMRE(S)), 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.
- 3.7** Planning permission for the Section 73 application was granted in November 2018.

Non-Material Amendment (Ref. 230923)

- 3.8 Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref: 181194).
- 3.9 This NMA sought to amend the development parcel boundary for Parcel 10, which under the approved parameter plans would have incorporated small portions of Parcel 11 and Parcel 12a. It was considered that this would result in potential confusion and accordingly, it was agreed with Officers that updating the parameter plans would be beneficial. This NMA application (Ref. 230923) was approved on 11 April 2024. The description of the development is as follows:

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 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.

Previous Reserved Matters Applications

Parcel 1 (Ref. 181422) – Granted Approved Nov 2018

Nine Mile Ride Extension South (NMRES) (Ref. 192997) – Granted Approval Feb 2020

- Parcel 2, 3 and 7 (Ref. 203616) – Granted Approval Jul 2021
- Parcel 2 and 3 (Ref. 213645) - Granted Approval May 2022
- Parcel 14 and 15 (Ref. 220175) – Granted Approval Jul 2022
- Parcel 10 (Ref. 231095) - Granted Approval Dec 2023
- Parcel 7 (Ref. 223435) – Granted Approval Apr 2023
- Parcel 9 (Ref. 221844) - Granted Approval Dec 2023
- Parcels 4 and 5 (Ref. 241524) - Granted Approval Jan 2025
- Neighbourhood Centre (Ref. 241962) – Approval Apr 2025
- Parcel 13 (Ref: 250819) – Pending Determination
- Parcel 11 and 12 (Ref: 250931) Pending Determination

4. Proposed Development

Application Proposal

4.1 The proposed development for Parcel 6 comprises:

- 140 new homes, including both market and affordable housing;
- Areas of Public Open Space including a play on the way station; and
- Supporting highways, landscaping, 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 as follows:

“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, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.”

4.4 The proposed housing will range in size from 1 to 5 bedrooms and would meet a range of community housing needs and provide 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 Dwellings

Unit Type	Number of Market Dwellings	% of Total Market Dwellings
1 Bed Apartment	3	3%
2 Bed Apartment	12	13%
2 Bed Houses	0	0%
3 Bed Houses	23	25%
4 Bed Houses	41	45%
5 Bed Houses	12	14%
Total	91	

Table 2: Proposed Housing Mix of Affordable Dwellings

Unit Type	Number of Affordable Dwellings	% of Total Affordable Dwellings
1 Bed Apartment	15	31%
2 Bed Apartment	12	24%

2 Bed Houses	7	14%
3 Bed Houses	9	18%
4 Bed Houses	6	12%
Total	49	

- 4.6 A full schedule of accommodation has been submitted as part of the RM application and an Affordable Housing Distribution Note has been produced to accompany the RM applications for Parcels 6, 11, 12 and 13 so show how the approved unit mix and tenures will be provided across the 4 parcels. This distribution was agreed as appropriate with the Housing Officer as part of the pre-application discussions.
- 4.7 The approved affordable housing scheme for Finchwood Park (as approved by WBC by letter dated 1 February 2019 in accordance with Schedule 1, Clause 1 of the S106 Agreement) requires the delivery of 35% affordable housing provision across the Finchwood Park development, and within each individual parcel. Parcel 6 will provide 35% affordable dwellings.
- 4.8 The affordable housing will be indistinguishable from the market units.
- 4.9 A schedule has been submitted alongside this application which shows 10 of the market plots to be M4(2) and 5 of the affordable plots. This is in line with the requirement of Condition 50 which requires 10% of the market and 10% of the affordable dwellings to be built to “lifetime homes” standards. Lifetime Homes is now defunct and the requirements of Building Regs M4(2) standards are the closest replacement.
- 4.10 The overall design of the site has been strongly led by 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 existing landscaping features, which have been retained wherever possible, and an appropriate off set maintained from the ancient woodland to the south.
- 4.11 Vehicular access into Parcel 6 is provided from the north, via two access points on to the already constructed road.
- 4.12 All dwellings will be provided with at least 1 allocated car parking space. The Wokingham Parking Calculator has been completed and submitted alongside this application. The parking calculator requires the provision of allocated 233 parking spaces and 53 visitor or unallocated parking spaces. Our scheme provides 241 allocated spaces, plus an additional 53 garages and 50 visitor / unallocated parking spaces.
- 4.13 Dwellings will be provided with cycle storage in the form of sheds within gardens, or in the form of communal cycle storage for apartment buildings.
- 4.14 Electric vehicle charging points (EVCP) will be provided at a rate of one per dwelling in line with building regulations.

Pre-Application Engagement

Pre-application with Wokingham Borough Council

- 4.15 As part of the design and development of Parcel 6, we have engaged in pre-application discussions with Officers from WBC, with key feedback summarised as follows:
- Officer's noted the importance of delivering pedestrian connections through to neighbouring parcels and the SANG land to the south.
 - The mix of affordable housing across parcels 6,11,12 and 13 was discussed.
 - Officers stated they would like to see the provision of a mix of SUDs features such as swales and rain gardens within the scheme.
 - The design of the buildings at the entrance way to the site was discussed, and how much of them would be able to be seen behind the retained hedgerow.
 - The importance of providing dense planting in those areas which did not have connecting footpaths along the northern boundary, to discourage pedestrians from using them as cut throughs.
 - Integrating a naturalistic play on the way station in the public open space around the edge of the site.

A full summary of the evolution of the proposals for Parcel 6 is set out in the Design Statement which accompanies this submission.

5. Relevant Planning Policy

- 5.1 This section provides a summary of the relevant planning policy framework against which the planning application will be determined.
- 5.2 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.
- 5.3 The Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).
- 5.4 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 (2024)

- 5.5 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.
- 5.6 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.
- 5.7 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.
- 5.8 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” (p. 5).

5.9 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”.

5.10 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 39 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. Decisionmakers at every level should seek to approve applications for sustainable development where possible” (p.13)

Planning Practice Guidance (PPG)

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

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

Regional Policy

Partially Revoked South East Plan

5.12 Policy NRM6 of the partially revoked South East 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

Adopted Local Plan

5.13 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).

5.14 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

5.15 The Managing Development Delivery Document (MDD) takes forward and develops the policies of the Core Strategy. It contains a number of 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

- 5.16 Wokingham Borough Council are currently in the process of undertaking a Local Plan Update which will help to guide the future development strategy and long term spatial vision for the Borough in the years up to 2040.
- 5.17 The Council submitted their Proposed Submission Plan to the Secretary of State for examination by independent Planning Inspector on 28 February 2025, however a programme for hearing sessions has not yet been published.
- 5.18 Due to the stage of the Local Plan Update, it is not considered to carry any weight when determining this application.

Other Relevant Documents

- 5.19 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.
- 5.20 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.
- 5.21 Further guidance of relevance to the development of Hogwood Farm at Reserved Matters stage is also included in the following SPD's:

- The Borough Design Guide SPD (2012); and
- The Sustainable Design and Construction SPD (2010).

5.22 Relevant extracts from the planning policies and guidance documents highlighted above are discussed in relation to the proposed development in **Section 6** and also (where relevant) in the technical reports, drawings and associated documents which are included as part of this submission.

6. Planning Discussion

- 6.1 This section of the Planning Statement provides an assessment of the proposed development against relevant planning policy and other material considerations.

Principle of Development

- 6.2 Finchwood Park 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 that developments are of a high quality and sustainable in nature.
- 6.4 Hybrid planning permission for the site was originally granted by WBC in January 2017. This established the principle for development for the site including the development of the southern section of the Nine Mile Ride Extension.
- 6.5 As set out in Condition 1 of the hybrid planning permission, any RM application must accord with the parameter plans, for the development. A Minor Material Amendment (Section 73) application (Ref. 181194) was approved which revised the approved parameter plans for the development and provided additional supporting technical information.
- 6.6 In addition, a subsequent Non-Material Amendment (NMA) application (Ref. 230923) was recently approved, which made further minor non-material amendments to the approved parameter plans.
- 6.7 Accordingly, the proposed development has been assessed against the most recently approved parameter plans under the NMA, which represent the latest parameter plans for the development.
- 6.8 Overall, the principle of development for this site has therefore been established as part of the hybrid and Section 73 planning permissions for Hogwood Farm. This RM application therefore seeks to meet the requirements of Condition 2 of the Section 73 permission and contributes to the delivery of this SDL.

Land Use

- 6.9 The Land Use Parameter Plan (CB_12_103_Parameter Plan_001 Revision K), which was approved as part of the NMA application (Ref: 230923), and sets out the proposed land uses for Parcel 6, which is shown as residential with the exception of the land round the edge of the site which is shown as open space. Our proposed plans are in accordance with this parameter plan.

Density and Height

- 6.10 Drawing CB_12_103_Parameter Plan_005 Rev. I, approved as part of the NMA application (Ref. 230923), specifies the density for the various parcels of development. This shows the majority of parcel 6 is shown as being medium density (30-40dph) with the southern boundary of the site being low density (15-30 dph). Within the proposed scheme the centre of the site will be 37dph and the southern boundary will be 23dph.
- 6.11 The Building Heights Parameter Plan (CB_12_103_Parameter Plan_003 Rev I), which was approved as part of the NMA application, shows the majority of parcel 6 as being suitable for 2.5 storey development with elements of 3 storey in key locations. The southern boundary of parcel 6 is shown as being suitable for 2 storey.
- 6.12 We have maintained 2 storey development around all edges of parcel 6 where the development faces on to existing green space or hedgerows and focused taller development within the centre of the site with some 2.5 storey houses and 3 storey blocks of flats. This has allowed us to introduce additional areas of public open space in the centre of the parcel to set the taller buildings within and allow some greenery in these areas that were otherwise shown on the land use plans as being solely residential.
- 6.13 Overall, this RM application is therefore in accordance with the density and height parameters established through the parameter plans for the development.

Housing Mix

- 6.14 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.
- 6.15 The proposed development provides a range of dwelling sizes from 1- and 2-bedroom apartments, to 2, 3, 4 and 5 bedroom homes as set out in the tables at section 4.5.
- 6.16 Parcel 6 provide 49 affordable dwellings which equates to 35%, comprising affordable rented, social rented and shared ownership properties.
- 6.17 Vistry have had regard to the Affordable Housing SPD in the preparation of the proposed affordable housing mix across the Parcels 6, 11, 12 and 13, and this approach was discussed and agreed with the housing officer during pre-app discussions.
- 6.18 The proposed housing mix of Parcel 6 therefore 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 and Design

- 6.19 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.

- 6.20 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. Pre-application engagement and consideration of the site constraints and opportunities have further assisted in the evolution of the proposed layout.
- 6.21 Further details of the proposed design and layout for Parcel 6 is set out in the Design and Access Statement which has been submitted in support of this RM application.

Landscape and Open Space

- 6.22 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.
- 6.23 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.
- 6.24 Parcel 6 are subject to a number of constraints around the edge of the parcel predominantly arising from the off-sets required from the ancient and other woodland. The developable area has been set outside of these boundaries, and the existing hedgerows / woodland retained. The parcel also provides easy access to the neighbouring SANG.
- 6.25 In line with the approved Landscape and Open Space Parameter Plan (Ref. CB_12_103_Parameter Plan_004 Rev M), a landscaped buffer is retained around all sides of the parcel.
- 6.26 Street trees, an additional area of public open space in the centre of the site, rain gardens and swales have been added to provide further interest throughout the parcel. Further details of the landscaping are available in the DAS.

Transport and Highways

- 6.27 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 take into account the cumulative impact of the development and provide for sustainable forms of transport whilst enhancing road safety.
- 6.28 Vehicular access to Parcel 6 will be provided via two priority junctions constructed off of the infrastructure provided as part of Parcel 7 and 2. Direct pedestrian links will also be provided into the LEAP provided as part of parcel 2 and into Parcel 5 to the west and the SANG to the South.
- 6.29 A full swept path analysis of the proposed layout for refuse and fire tender vehicles has also been undertaken which demonstrates that these vehicles will be able to access, circulate and egress the site, with refuse vehicles

routing within acceptable drag distances of all bin collection points. Vehicle tracking has also been provided demonstrating suitable access to parking spaces throughout the development.

- 6.30 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. As such, the proposals are acceptable in transport and highways terms and in accordance with the hybrid planning permission and associated conditions. Policies CP4 and CP6 have therefore been complied with.

Car and Cycle Parking

- 6.31 Policy CC07 of the MDD states that planning permission will only be granted where the proposal demonstrates that 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.
- 6.32 All dwellings will be provided with at least 1 allocated car parking space. The Wokingham Parking Calculator has been completed and submitted alongside this application. The parking calculator requires the provision of allocated 233 parking spaces and 53 visitor or unallocated parking spaces. Our scheme provides 241 allocated spaces, plus an additional 53 garages and 50 visitor / unallocated parking spaces.
- 6.33 Dwellings will be provided with cycle storage in the form of sheds within gardens, or in the form of communal cycle storage for apartment buildings.
- 6.34 Electric vehicle charging points (EVCP) will be provided at a rate of one per dwelling in line with building regulations.
- 6.35 It is considered that the application therefore accords with the requirements of the MDD in relation to parking.

Flood Risk and Surface Water Management

- 6.36 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.
- 6.37 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, meaning that the site is at a low risk of fluvial flooding. Subsequently, an updated FRA was approved as part of the Section 73 application.
- 6.38 To support this application, a Drainage Technical Note has been prepared which should be read in conjunction with the Outline Drainage Assessment C85672-R003 which details the drainage strategy for the entire development.

- 6.39 The reserved matters surface water drainage strategy drains eventually into the SUDs ponds within the SANG. Runoff is controlled through the use of SuDS features such as attenuation tanks, permeable paving, rain gardens and swales discharging to a SUDs basin in the SANG.
- 6.40 The proposed development for Parcel 6 is therefore in accordance with the recommendations of the site-wide FRA and ensures that surface water will be managed in accordance with the Parcel 6 Drainage Technical Note submitted in conjunction with this RM application. Accordingly, this RM application complies with flooding and drainage planning policy.

Ecology

- 6.41 Policy TB23 of the MDD and Policy CP7 of the Core Strategy states that planning permission will only be granted where an application demonstrates that 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. Vistry provide bird and bat bricks and well as hedgehog highways as a matter of course on all their development, including Parcel 6.
- 6.42 Buffer zones have been also been maintained between the built development and ancient woodland in line with the requirements of these reports.
- 6.43 Through the implementation of the mitigation recommendations within the various ecological assessment reports, all significant adverse impacts from the proposed development upon specific habitats and protected species will be mitigated in line with relevant wildlife legislation and planning policy.

Trees

- 6.44 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.
- 6.45 The site includes a number of hedgerows, as well as shrub and tree planting lining the site boundaries, providing a mature landscaped setting.
- 6.46 An Arboricultural Impact Assessment (AIA) has been provided in support of the application, this shows that no trees will need to be removed as part of this application. To minimise the potential for harm to occur to retained trees on site all works will be carried out with regard to the Tree Protection measures detailed within this AIA.
- 6.47 Overall, 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

- 6.48 The proposed Energy Strategy for Parcel 6 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.
- 6.49 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.
- 6.50 An Energy Statement is being prepared and will be submitted to support this application. The statement will set out the key measures proposed to minimise carbon dioxide emissions to meet Part L 2021 standards.

Planning Obligations

- 6.51 The RM application for Parcel 6 will be delivered in accordance with the S106 Agreement entered into as part of the Section 73 permission for the redevelopment of Hogwood Farm. No additional planning obligations are required in regard to this application.

7. Summary

- 7.1 The planning application to which this Planning Statement relates seeks RM approval for the erection of 140 dwellings, alongside public open space, internal access roads, parking, landscaping, footpaths and Sustainable urban Drainage Systems (SuDS).
- 7.2 The site is located in the south western part of the Finchwood Park 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 the principles established as part of the Section 73 planning permission and also the Site Wide Masterplan Framework Document.
- 7.4 Overall, the block structure of the development Parcel ensures that it is highly permeable and is designed to encourage movement within the parcel itself, and also across the wider SDL. The form and layout of the buildings and spaces respect the existing vegetation on site whilst delivering a high-quality development, which integrates well within its existing and future context.
- 7.5 Overall, this Planning Statement has demonstrated that the proposed development would be in conformity with the hybrid planning permission, the Development Plan of the Local Planning Authority (WBC) as well as national policy as set out in the NPPF.
- 7.6 The proposed development comprises a suitable and sustainable scheme which will deliver 140 new high-quality dwellings. The proposal will provide a mix of private and affordable dwellings as well as new public open space and associated infrastructure. The development would retain and enhance the existing landscape character of the area.