

10 October 2024
Our Ref: 17.1070

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Planning Portal Reference: PP-13472488

Dear Nick,

Re: Submission under the Town and Country Planning Act 1990 (as amended) for Reserved Matters Approval in relation to Land to the Sports Hub Land to the South of Parcel 15 at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit an application for Reserved Matters approval in relation to Sports Hub Land to the South of Parcel 15 at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

Application Context

Hogwood Farm forms the southern portion of the Arborfield Strategic Development Location (SDL). Once completed, Hogwood Farm will form a sustainable new village incorporating 1,500 new homes, a neighbourhood centre, primary school, sports facilities, allotments, play areas, public space, SANG and employment facilities.

The Hybrid planning permission for Hogwood Farm secured obligations on Cala through the S106 Agreement to transfer the land for the sports facilities and allotments to WBC. It was then anticipated that WBC would undertake the detailed design and delivery of these facilities utilising CIL receipts.

Since Cala secured RM approval for Parcels 14 and 15 (Ref: 220175) in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments.

Through those discussions an opportunity has therefore been identified to secure the early delivery of the sports facilities and allotments. This would see Cala delivering the facilities rather than the Council delivering these via CIL. Cala would deliver the facilities directly in conjunction with their existing construction activities on site, enabled by the delivery of an additional 48 homes.

These proposals will be secured through two concurrent planning applications namely a Full planning application for the residential development and a Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park to which this submission relates.



In addition, a separate Non-Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters application, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

The proposals for Land South of Parcel 15 would deliver much needed sustainable play areas, sports pitches and allotments for new and existing residents to enjoy and the innovative and collaborative approach taken by Cala and WBC Officers would ensure their early delivery.

The Proposed Development

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 sports pitches, a pavilion, allotments, car parking and play areas, along with associated highways and drainage infrastructure."

The proposed sports facilities are a result of detailed collaborative pre application discussions with Officers who advised as to the requirements of the local community. The proposed sports pitches provide a flexibility for its users including a floodlit 3G pitch, which can be used all year round and grass pitches which can serve a range of ages.

The allotments, delivered by Cala to the full WBC specification, are a key attribute to this application providing a much need facility for the local Parish. Cala are glad that they can assist in their early delivery, as it is acknowledged that there is a waiting list for new plots in the Parish. In addition, Officers sought to ensure there was sufficient parking to serve this new and exciting facility, to ensure no overspill into the adjacent residential development. As such, a comprehensive level of parking is delivered including accessible spaces, coach parking and parking for SANG users.

The play facilities have become an integral part of the masterplan and will be at the heart of this new community hub. The play facilities will be a destination for the local community in harmony with the proposed sports pitches and pavilion. The vision for this space is clear, a place where people and community can come together for a range of activities to socialise and lead healthy lifestyles.

Application Documents and Application Fee

A list of the application documents and drawings which have been submitted in support of this application will be provided separately.

The application fee of £2,535 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to favourably consider this application for the delivery of these high quality community facilities at Hogwood Farm, Finchampstead. Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Michelle Quan

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Boyer

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