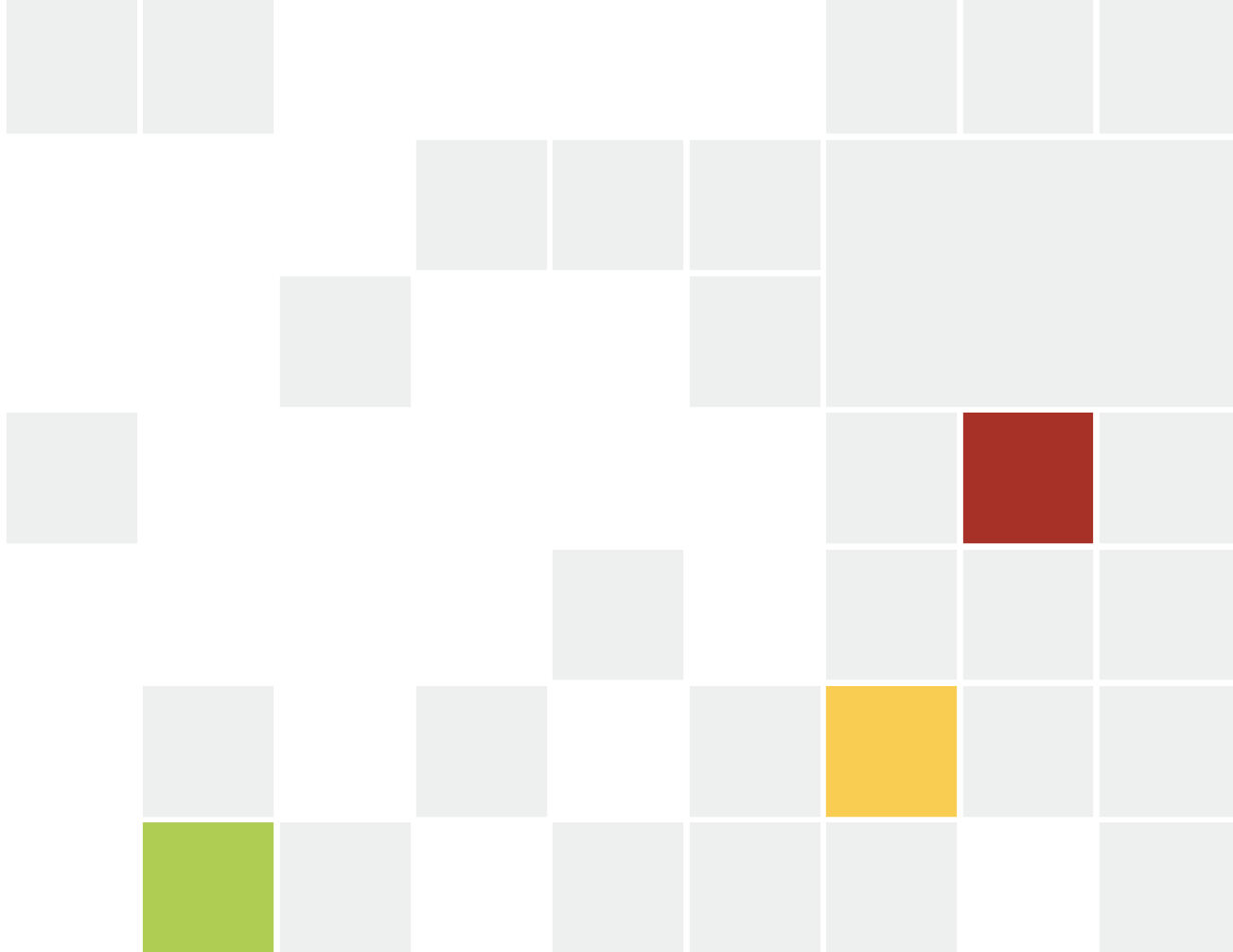
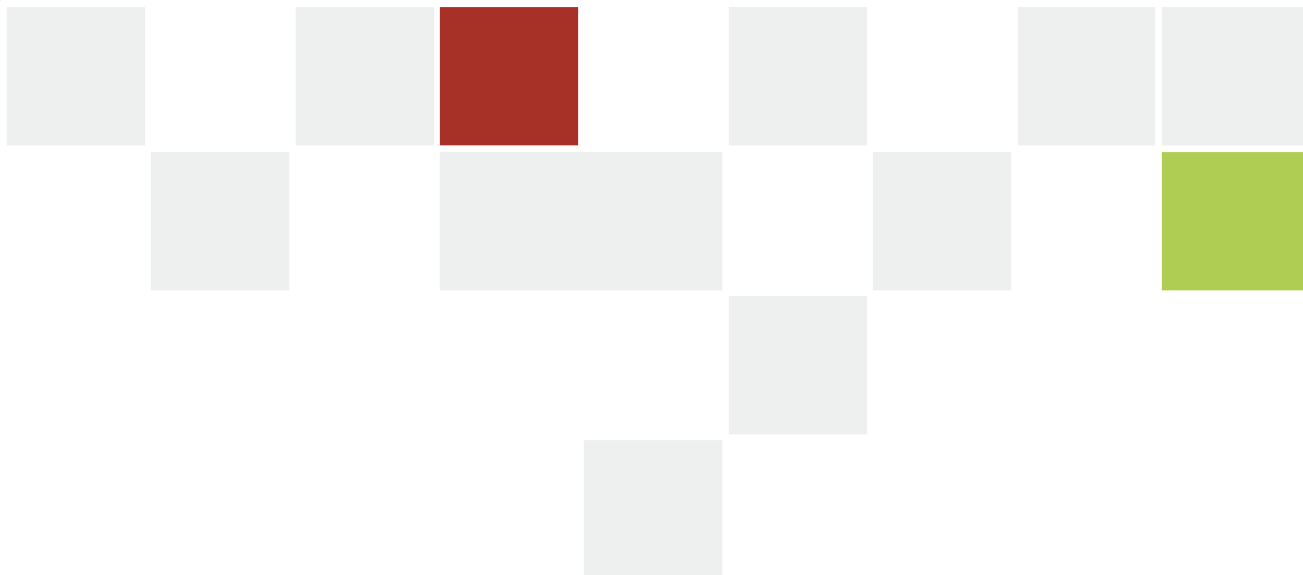




Land South of Parcel 15 (Sports Hub Land), Hogwood
Farm, Finchampstead
Planning Statement



Boyer

Prepared by Boyer on behalf of Cala Homes (Thames) Ltd | October 24

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Cala Homes (Thames) Ltd ('the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Reserved Matters ('RM') application for the sports facilities, pavilion, play areas and allotments situated at Land to the South of Parcel 15 at Hogwood Farm, Finchampstead.
- 1.2 The site is situated on the south-eastern edge of the Hogwood Farm development and will create a new sporting, leisure and social hub for the emerging and existing community. The proposed and much needed facilities will be delivered by Cala Homes to ensure their early delivery for new and existing residents to enjoy.
- 1.3 Hogwood Farm forms the southern portion of the Arborfield Garrison 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.
- 1.4 Construction of the development commenced in 2019 with several Phases of the development now being occupied, alongside the opening of the SANG and the Nine Mile Ride Extension South (NMRES).
- 1.5 In 2022, Cala secured Reserved Matters ('RM') approval (Ref: 220175) for the delivery of Parcels 14 and 15 at Hogwood Farm. As part of this application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 1.6 However, the detailed design and delivery of these facilities was anticipated to be brought forward by WBC utilising CIL funds, with the S106 Agreement for the Hybrid planning permission securing an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities.
- 1.7 Cala have since commenced construction of Parcels 14 and 15 and have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments. Through these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 1.8 Cala share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity. These facilities will create a new community hub for new and existing residents bringing greater public benefits to the local community.
- 1.9 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which 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 additional 48 homes.

- 1.10 To facilitate the early delivery of this community infrastructure on the site, Cala have worked closely with Officers, which has included extensive pre-application engagement, to develop a comprehensive masterplan for Land to the South of Parcel 15, which will incorporate:
- A new Senior Football Pitch, a floodlit AGP 3G Pitch and informal kick about area;
 - New play areas for a variety of age ranges including a BMX track;
 - A high quality community Pavilion Building;
 - A dedicated 94 space car park to serve the Pavilion and sports facilities;
 - 1.4ha of allotments including dedicated and secured car parking;
 - 48 new high quality homes;
 - The final section of the bridleway to complete the connectivity through the site for pedestrians, horse users and cyclists.
- 1.11 These proposals will be secured through two concurrent planning applications namely a Full planning application for the residential development and a separate Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park, to which this Planning Statement relates.
- 1.12 This planning application should therefore be read in conjunction with the separate Full planning application submitted concurrently to WBC, which relates to the residential development, which will sit adjacent to this application and indeed enable its delivery.
- 1.13 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.

Description of Development

- 1.14 The planning application to which this Statement relates seeks RM approval (for access, appearance, landscaping, layout and scale) in accordance with Condition 2 of the S73 decision notice.
- 1.15 The application relates to the delivery of the sports facilities, play areas, pavilion, allotments, bridleway and associated car park alongside associated highways and drainage infrastructure, to the south of Parcel 15 at the Hogwood Farm development.
- 1.16 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.”*

- 1.17 The proposed development has been the subject of detailed and collaborative pre-application discussions with Officers at WBC, further details of which can be found within **Section 4** of this Statement.

Accompanying Documentation

- 1.18 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).
- 1.19 The documents and drawings which accompany this planning application are set out in a separate list, which accompany this submission.

Structure of this Planning Statement

- 1.20 This Planning Statement is structured as follows:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings;
 - **Section 3** describes the planning history of the site and surrounding area and includes a summary of pre-application discussions;
 - **Section 4** provides a description of the proposed development;
 - **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the application proposal;
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework; and
 - **Section 7** provides a summary of the applications and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The application site currently comprises 7.12ha of grassland situated within the south eastern corner of the Hogwood Farm development.
- 2.2 Reserved Matters approval (Ref: 220175) for Parcels 14 and 15 was secured in July 2022 and is currently under construction. Much of the parcel is occupied with full occupation expected by Summer 2025.
- 2.3 The site is situated immediately to the south of Parcel 15, which is a residential Parcel of development within the Hogwood Farm development.
- 2.4 The approved layout for Parcels 14 and 15 incorporated a perimeter road along the southern boundary in order to provide vehicular connections into the sports facilities and allotments proposed to the south.
- 2.5 The application site is situated immediately south of the perimeter road approved as part of Parcels 14 and 15 and provides new community infrastructure, as well as a green edge to the development, with a layout which has been developed through considered pre application discussions with Officers.
- 2.6 The relationship between Parcels 14 and 15 and the application site are illustrated in Figure 1. This also illustrates the comprehensive masterplan for Land South of Parcel 15, which includes the additional residential land, as referenced above.

Figure 1. Application Site Shown Within Its Surrounding Context



- 2.7 With regards to the wider site context, to the south of the site lies Park Lane, from which Shepperlands Stables is accessed. The boundaries of Shepperlands Stables adjoin the eastern edge of the site and it is understood that the site currently comprises a mixture of uses including a residential dwelling, stables and a series of light industrial/commercial uses.
- 2.8 To the west of the site, beyond the existing field boundary, lies the area to be delivered as West Court SANG by Crest Nicholson. This forms part of the wider SDL development and adjoins the existing Hogwood Farm SANG, which is situated to the immediate west. Within the centre of the West Court SANG lies West Court, a Grade II Listed former Manor House, which is currently being converted into a hotel and spa.

3. PLANNING HISTORY

- 3.1 This section summarises the planning history which is of relevance to the site and the wider Hogwood Farm development.

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

- 3.2 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).'

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

Minor Material Amendment Application (Ref. 181194)

- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.

- 3.8 Planning permission for the Section 73 application was granted in November 2018.

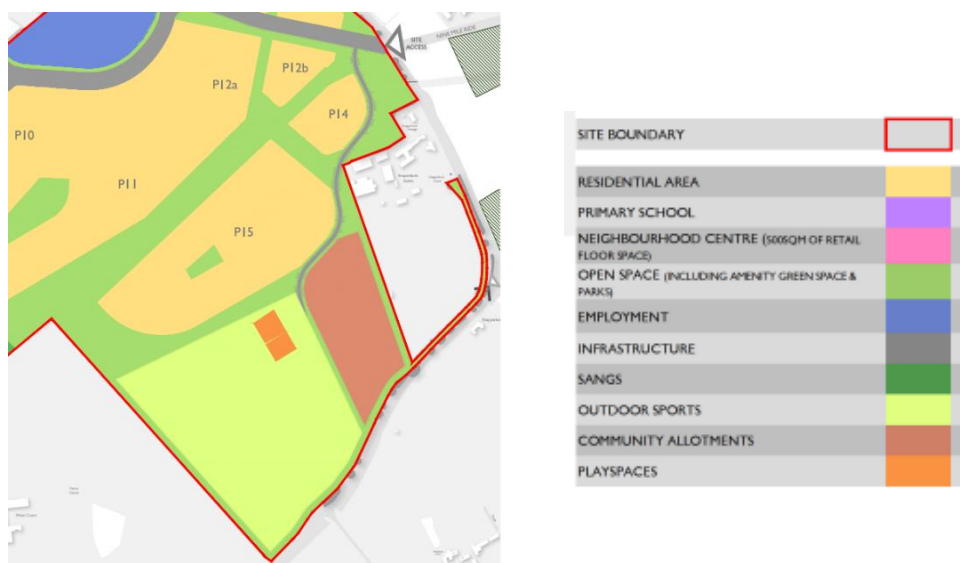
Non-Material Amendment (Ref. 230923)

- 3.9 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).
- 3.10 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.

- 3.11 An extract of the approved Land Use Parameter Plan is provided at Figure 2. This illustrates the proposed uses of Parcels 14 and 15 for residential development and land to the south for use as outdoor sports, playspaces and allotments.
- 3.12 It is noted that a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans (including that shown in Figure 2) for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

Figure 2. An Extract of the Land Use Parameter Plan



Parcel 14 and 15 RM Application (Ref. 220175) & Non Material Amendments

- 3.13 A RM application for Parcels 14 and 15 of the Hogwood Farm development was approved in July 2022. The description of the development is as follows:

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by application 181194, dated 14/11/2018). The Reserved Matters comprise details of 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

- 3.14 As part of this RM application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 3.15 However, the detailed design and delivery of these facilities would be delivered by WBC utilising CIL funds, with the S106 Agreement for the Outline planning permission securing an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities.
- 3.16 An extract of the layout is provided below at Figure 3 for context. This reflects the two Non-Material Amendment applications (Refs: 222334 and 223479) approved following the RM to incorporate alterations to footpath connections, junction arrangements and other technical matters arising from the technical approval process and Officer comments following the RM approval.
- 3.17 The layout indicatively showed allotments, tennis courts, sports pitches (grass and 3G), car parking and a pavilion. However, as Officers are aware, this part of the layout was not subject to any technical due diligence, which would have been undertaken by WBC as part of their detailed design. The layout has evolved since this initial concept both through discussions with Officers with regards to type of facilities and technical due diligence including a detailed levels and drainage strategy.

Figure 3. Extract of the Reserved Matters Layout for Parcels 14 and 15



4. PROPOSED DEVELOPMENT

Application Context

- 4.1 As identified in the previous Sections of this Planning Statement, Cala secured Reserved Matters ('RM') approval (Ref: 220175) for the delivery of Parcels 14 and 15 at Hogwood Farm in 2022. As part of this application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 4.2 The detailed design of these facilities would however, be brought forwards at a later date by WBC utilising CIL funds to deliver the sports facilities and allotments, with the S106 Agreement for the Hybrid planning permission securing an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities.
- 4.3 Cala have since commenced construction of Parcels 14 and 15 and have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments to ensure that they are delivered as soon as possible for the new and wider community.
- 4.4 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which would be undertaken by Cala in conjunction with their existing construction activities on site.
- 4.5 To facilitate the early delivery of the sports facilities for the benefit of new residents and the wider community, 48 new market homes are proposed on the land alongside the sports facilities and allotments. These are the subject of the separate Full planning application.
- 4.6 The 48 new homes are justified, as demonstrated by the accompanying viability assessment, as the cost of delivering the sports hub land, pavilion and allotments will be borne by Cala, not as originally proposed by WBC. Notwithstanding the above, not only does this application see the early delivery of these key community facilities but allows WBC to invest the CIL receipts, which would have funded this infrastructure, into other key infrastructure within the Borough. Moreover, the 48 new market homes create their own CIL receipt which will further fund infrastructure projects in the Borough.
- 4.7 In order to facilitate the early delivery of this community infrastructure, Cala have worked closely with Officers, which has included extensive collaborative pre-application engagement, to develop a comprehensive masterplan for Land to the South of Parcel 15. As Officers are aware, the masterplan is a result of detailed technical analysis alongside an understanding of the Council's aspirations and needs for the local community.
- 4.8 These proposals will be secured through two concurrent planning applications namely a Full planning application for the residential development and a separate Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park, to which this Planning Statement relates.

- 4.9 The following Section summarises the pre-application engagement undertaken with WBC to date and provides an overview of the proposed development, which forms the basis of this application.

Pre-Application Engagement

Pre-application with Wokingham Borough Council

- 4.10 Having secured RM approval for Parcels 14 and 15 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 these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 4.11 Cala continue to share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity and have therefore, sought to work collaboratively with the Council to secure their delivery.
- 4.12 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which 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 the additional 48 homes proposed by the separate Full planning application submitted concurrently to this RM.
- 4.13 In order to facilitate the early delivery of the community infrastructure at Hogwood Farm, Cala have worked closely with Officers at WBC to develop a comprehensive masterplan for Land to the South of Parcel 15.
- 4.14 Formal pre-application engagement with Officers began in November 2023. An extract of the initial layout proposals presented by Cala is provided below in Figure 4.

Figure 4. Extract of November 2023 Pre-Application Proposals



- 4.15 The initial proposals sought to limit the extent of changes to the masterplan proposals identified with the approved Parcel 14 and 15 Reserved Matters. Accordingly, the key alterations were the introduction of residential development to the east and the associated re-location of the allotments to the west. This option was discussed with Officers who raised concerns about the separation of the sports facilities across the existing tree belt and a lack of landscape buffer along the edges of the development to provide a transition into the countryside.
- 4.16 Through discussions with Officers, it was however identified that undertaking a more comprehensive and holistic review of the site would be beneficial and allow key constraints to be better addressed. As such, a series of options were presented to Officers (which are illustrated in full in the accompanying Design and Access Statement). These options were discussed and debated in depth resulting in a preferred option, albeit without a detailed level of technical diligence.
- 4.17 The preferred land use arrangement which arose from these discussions is illustrated in Figure 5 and has formed the basis of the masterplan proposals.

Figure 5. Extract of Land Use Options Plans from Pre-Application Engagement



- 4.18 Whilst the above extract has formed the primary basis of the submitted proposals it is noted that following further technical analysis and discussions with Officers it was agreed to re-locate the proposed Pavilion to the west of the tree belt and therefore, co-locate this facility with the sports pitches themselves. Additional car parking was also introduced for the sports facilities to ensure there would be adequate provision when multiple pitches are in use at the same time.
- 4.19 A full summary of the evolution of the proposals for Land to the South of Parcel 15 are set out in the Design and Access Statement which accompanies this submission.

4.20 However, in summary the key elements of the preferred option, which now form the basis of this planning application include:

- Access to the allotments and sports facilities car park directly from the Parcel 15 perimeter road to ensure clear legibility and connectivity;
- Re-location of the play areas to coincide with the sports facilities and pavilion building, whilst still maintaining strong connections to the adjacent residential Parcels; and
- Sports facilities provided along the western edge to provide a green transition between the Hogwood Farm development and the adjoining West Court SANG.

Application Proposal

4.21 As identified above, two concurrent planning applications have been submitted to WBC to secure the delivery of the comprehensive masterplan proposals for Land to the South of Parcel 15.

4.22 This RM application has been prepared in relation to the sports facilities, pavilion building, allotments, play areas and associated car parking facilities, whilst a separate Full planning application has been prepared in relation to the residential element of the development.

4.23 This application seeks RM approval for access, appearance, landscaping, layout and scale in accordance with Condition 2 of the Section 73 permission.

4.24 It is noted that a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

4.25 The proposed development for this Reserved Matters application comprises an exciting package of community facilities including:

- A new Senior Football Pitch (11 vs 11);
- A new AGP floodlit 3G Pitch;
- An informal kick about area (equivalent to 2x 5 vs 5 pitches);
- A Pavilion Building;
- A BMX Pump Track;
- A 1200m² LAP and LLAP;
- A Trim Trail Station;
- A dedicated 94 space car park to serve the Pavilion and sports facilities;
- 1.4ha of allotments including dedicated and secured car parking and a community orchard;
- The final section of the bridleway to provide wider connectivity; and
- Supporting structural landscaping, highways and drainage infrastructure including new SuDS features and a pumping station.

4.26 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.

- 4.27 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.
- 4.28 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.

Sports Pavilion

- 4.29 The proposed Pavilion building is at the heart of the masterplan, providing a community hub where people can meet to utilise the surrounding facilities. It will act as a central location for visitors, specifically located close to the sports facilities and car parking. be
- 4.30 The Pavilion will be accessed from the east, via the new 94 space parking area, which includes adequate provision for coach parking to facilitate drop off opportunities on match days.
- 4.31 A crossing point through the existing tree belt and via a culvert of the existing ditch will provide vehicular connectivity between the parking area and the Pavilion building itself, although vehicular access will be limited to disabled users and maintenance vehicles. As such vehicle movements will be limited, however, a segregated footpath is provided irrespective in order to ensure the safety of future users. The access can also be secured by a gate from the parking area which will ensure the security of the Pavilion building outside of operational hours.
- 4.32 Cycle parking has been provided immediately adjacent to the Pavilion building but also within the adjoining car park in order to provide easily accessible facilities, which encourage the use of sustainable modes of travel to the facilities.
- 4.33 Pedestrian access to the Pavilion will also be provided from the north via the site wide Bridleway, which will pass to the immediate east of the Pavilion and provide strong legibility between the community, sports and play facilities and the wider Hogwood Farm development.
- 4.34 The proposed Pavilion building has been design to provide a range of practical and high quality internal spaces. This will include:

- A flexible Club Room, with glazed doors opening to the south and west providing opportunities for outdoor seating or gatherings, as well as a glazed wall to the north, providing a view across the play areas;
- A kitchen area associated with the Club Room, which would provide flexible options for the future operations of the Pavilion including the opportunity for match day service and or hiring for private or community functions. The kitchen has been designed with a direct serving hatch into the Club Room to aid functionality;
- 4x Team Changing Rooms each with their own showers and toilets and providing ample space for home and away teams utilising different sports pitches to operate at the same time. The Changing Rooms have separate entrances from the main Pavilion facilities and as such can be opened and closed independently of the wider Pavilion depending on operational requirements;
- A separate Sports Store and Accessible Toilet have also been provided adjacent to the Changing Rooms so can function together with these facilities on match days, however, can also be opened separately to provide facilities for smaller events when full access to the Changing Rooms and/or Pavilion may not be required or desirable;
- Within the Pavilion, alongside the Club Room, an office space has been provided for use by staff of the Pavilion, in addition to a Match Official Changing Room, which includes Accessible facilities, in addition to separate toilet facilities and storage facilities; and
- An area for plant facilities has also been provided to the rear of the building.

4.35 The building has been designed to reflect the materiality of the surrounding residential buildings. The primary material proposed is therefore, red brick alongside a red tiled roof. Elements of timber are proposed to provide additional interest to the elevations and provide a sense of connection between the surrounding landscaping and the building, with brick banding also providing further articulation and interest to the elevations. Dark fenestrations and entrance details are utilised to soften the appearance of the building within the landscape and to frame key entrances.

4.36 Overall, the Pavilion building has been the subject of detailed pre application discussions with Officers at WBC, given that the building will be maintained in perpetuity by WBC. The building therefore has been designed to be functional and efficient given the ongoing management costs to WBC.

Sports Pitches

4.37 The sports pitches are a significant element of the development proposals and the reason behind the pavilion building and associated car parking. Driven by officer comments, the proposals incorporate the following sports pitches to cater to a range of activities and uses:

- A new Senior Football Pitch (11 vs 11);
- A new AGP floodlit 3G Pitch; and
- An informal kick about area (equivalent to 2x 5 vs 5 pitches).

- 4.38 The proposed pitches will provide flexible spaces, which can be used for sports provision all year round, making the most efficient use of the space available and ensuring they provide an inclusive range of proposals for a variety of future stakeholders within the community.

Allotments

- 4.39 The application includes the provision of 1.4ha of much needed community allotments. As illustrated by the landscaping plans, the proposals fully accord with WBC's detailed specification providing high quality allotments for the Parish Council. This equates to 84 allotment pitches, including a variety of sizes (60m² to 104m²) to accommodate the different needs and requirements of future users.
- 4.40 The allotments have been proposed within a secure compound, with separate vehicular and pedestrian gated access and associated car parking from the surrounding facilities. A total of 12 car parking are provided including 2 disabled bays. 6 cycle stands have also been provided to encourage sustainable travel.
- 4.41 The proposals include tool sheds, with sufficient provision to provide 1 unit per plot, as well as water troughs, a site notice board and composting facilities to support sustainable growing practices across the allotment site.
- 4.42 The allotments are set within highly landscaped surroundings, including an on-site SuDS basin with adjoining community orchard, which provides a space for recreation and leisure for the enjoyment of users of the allotments. Picnic benches have also been provided to encourage recreation and leisure use within the site.

Play Areas

- 4.43 Alongside the sports facilities and allotments it is proposed to provide a range of play facilities in order to maximise the community facilities available within this community hub.
- 4.44 This would include a 1200m² LAP and LLAP which would provide a mixture of play equipment for a range of ages.
- 4.45 In addition, an 800m² BMX Pump Track is also provided adjacent to the LAP and LLAP. This would provide an opportunity for older children to enjoy a play experience within the sporting complex.
- 4.46 A 475m² Trim Trail station has also been cited adjacent to the BMX Pump Track, which would provide a further opportunity for activity and a variety of experiences for all age groups within this area.
- 4.47 The play areas are situated adjacent to the bridleway, which provides strong connectivity and legibility to the wider development and are also in close proximity to the Pavilion in order to maximise opportunities for users to benefit from both facilities within a single visit.

Environmental Impact Assessment

- 4.48 The original Hybrid planning permission for the redevelopment of Hogwood Farm was accompanied by an Environmental Statement (ES). This RM application accords with the

parameters established within the ES and as such a new Environmental Impact Assessment (EIA) is not required.

5. PLANNING POLICY CONTEXT

- 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), the Managing Development Delivery Local Plan (2014), and the Finchampstead Neighbourhood Plan.
- 5.4 The National Planning Policy Framework (2023), 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.
- 5.5 **National Policy**
- 5.6 *The National Planning Policy Framework (2023)*
- 5.7 The National Planning Policy Framework (NPPF) provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 5.8 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.
- 5.9 *Paragraph 8 outlines the ‘three overarching objectives’ necessary to achieve sustainable development. Highlighting the need for the planning system to perform a number of interdependent roles which are pursued in mutually supportive ways to allow opportunities to secure net gains across each specified objective: “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;*
- 5.10 *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*
- 5.11 *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).*

- 5.12 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of substantial development. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved “*without delay*”.
- 5.13 The Government also attaches great importance to the design of the built environment which is illustrated in section 12. In particular, paragraph 130 states that planning policies and decisions should aim to ensure that developments:

“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (p. 38 and 39)

- 5.14 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 38 states that:

- 5.15 *“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. Decision-makers at every level should seek to approve applications for sustainable development where possible” (p.13).*

- 5.16 *Planning Practice Guidance (PPG)*

- 5.17 The Planning Practice Guidance sets out guidance on a wide range of topics, including a wide range of topics, including inter alia the following, which are considered relevant to the determination of the 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.

5.18 **Local Planning Policy**

5.19 As indicated above, the Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), the Managing Development Delivery (MDD) Local Plan (2014) and the Finchampstead Neighbourhood Plan.

5.20 Local planning policies from these documents which are considered to be relevant to the determination of this application are set out below.

5.21 *Wokingham Borough Core Strategy*

5.22 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

5.23 *Wokingham Borough Managing Development Delivery Document (MDD)*

5.24 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 RM 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

5.25 *Emerging Local Plan*

5.26 WBC 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 2036.

5.27 Due to the early stage of the Local Plan Update, it does not carry any weight when determining this application

5.28 *Other Relevant Documents*

5.29 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.

5.30 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.

5.31 In addition, the following Supplementary Planning Documents (SPDs) are considered to be of relevance:

5.32 The Borough Design Guide SPD (2012); and

5.33 The Sustainable Design and Construction SPD (2010).

5.34 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.

5.35 This section provides a summary of the relevant planning policy framework against which the planning application will be determined.

5.36 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.

5.37 The Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).

5.38 The National Planning Policy Framework (2021), 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 (2023)

- 5.39 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.
- 5.40 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.
- 5.41 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.
- 5.42 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).*
- 5.43 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*”.
- 5.44 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 38 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)

5.45 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.

Partially Revoked South East Plan

5.46 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

5.47 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).

5.48 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

5.49 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

- 5.50 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 2036.
- 5.51 Due to the early stage of the Local Plan Update, it does not carry any weight when determining this application.

Other Relevant Documents

- 5.52 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.
- 5.53 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.
- 5.54 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).
- 5.55 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. CONSIDERATION OF PLANNING ISSUES

- 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 Hogwood Farm 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.
- 6.4 Hybrid planning permission for the site was originally granted by WBC in January 2017. This established the principle of development for the site. Alongside the delivery of new homes, associated sports infrastructure, allotments and children's play areas must be delivered.
- 6.5 Subsequently this application seeks to provide much needed community facilities for new and existing residents at the Hogwood Farm development as early as possible.
- 6.6 As identified earlier within this Statement, this area of the site was identified to provide sporting facilities, play areas and allotments within the parameter plans approved under the original Hybrid planning application and in addition the Minor Material Amendment (Section 73) application (Ref: 181194) which revised the approved parameter plans (which were also subsequently varied by a later NMA application).
- 6.7 The principle of development of this site for the proposed uses within this application has therefore, has been established and contributes to the delivery of this SDL.
- 6.8 It is however, noted that the proposals form part of a comprehensive masterplan which have evolved through recent discussions with WBC Officers and Cala, in response to a desire to deliver the community infrastructure at the earliest opportunity.
- 6.9 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.
- 6.10 Since Cala secured RM approval for Parcels 14 and 15 in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments.

- 6.11 Through these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 6.12 Cala share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity for the benefit of the wider community.
- 6.13 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 proposed by a separate Full planning application
- 6.14 A separate Non Material Amendment ('NMA') application has therefore been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.
- 6.15 This would include a reduction to the total allotment provision originally anticipated in the parameter plans for Hogwood Farm in order to accommodate the additional 48 homes required to fund the delivery of the community infrastructure.
- 6.16 The comprehensive masterplan does however, retain 1.4ha of allotment land, which has been carefully designed with WBC Officers to ensure it provides a wide range of pitch sizes and associated facilities in order to deliver a high quality community facility, which would meet the needs of future residents.
- 6.17 Whilst Cala recognise that there is a slight reduction in the overall allotment provision on the site compared to the original provision, Cala will be delivering the allotments to WBC's detailed specification. The costs and works associated with bringing forward these allotments will be borne by Cala therefore justifying the slight reduction in overall area. Once complete, Cala will be delivering a high quality and functional space to the local Parish.
- 6.18 Overall, the proposed development would still deliver sports facilities, play areas and allotments as originally envisaged as part of the Hybrid planning permission. Accordingly, the principle of development is established. This application and the Full planning application associate with it simply seek to enable the delivery of these facilities at the earliest opportunity.

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.

Sports Pavilion

- 6.20 The proposed Pavilion building will be a single storey building with a pitched roof. The Pavilion will be situated at the centre of the sports and play facilities hub to act as a central location for visitors.
- 6.21 The proposed Pavilion building has been designed to provide a range of practical and high quality internal spaces. This will include:
- A flexible Club Room, with glazed doors opening to the south and west providing opportunities for outdoor seating or gatherings, as well as a glazed wall to the north, providing a view across the play areas;
 - A kitchen area associated with the Club Room, which would provide flexible options for the future operations of the Pavilion including the opportunity for match day service and or hiring for private or community functions. The kitchen has been designed with a direct serving hatch into the Club Room to aid functionality;
 - 4x Team Changing Rooms each with their own showers and toilets and providing ample space for home and away teams utilising different sports pitches to operate at the same time. The Changing Rooms have separate entrances from the main Pavilion facilities and as such can be opened and closed independently of the wider Pavilion depending on operational requirements;
 - A separate Sports Store and Accessible Toilet have also been provided adjacent to the Changing Rooms so can function together with these facilities on match days, however, can also be opened separately to provide facilities for smaller events when full access to the Changing Rooms and/or Pavilion may not be required or desirable;
 - Within the Pavilion, alongside the Club Room, an office space has been provided for use by staff of the Pavilion, in addition to a Match Official Changing Room, which includes Accessible facilities, in addition to separate toilet facilities and storage facilities.
 - An area for plant facilities has also been provided to the rear of the building;
- 6.22 The building has been designed to reflect the materiality of the surrounding residential buildings. The primary material proposed is therefore, red brick alongside a red tiled roof. Elements of timber are proposed to provide additional interest to the elevations and provide a sense of connection between the surrounding landscaping and the building, with brick banding also providing further articulation and interest to the elevations. Dark fenestrations and entrance details are utilised to soften the appearance of the building within the landscape and to frame key entrances.
- 6.23 The proposed Pavilion building is at the heart of the masterplan, providing a community hub where people can meet to utilise the surrounding facilities. It will act as a central location for visitors, specifically located close to the sports facilities and car parking.
- 6.24 The Pavilion will be accessed from the east, via the new 94 space parking area, which includes adequate provision for coach parking to facilitate drop off opportunities on match days.

- 6.25 A crossing point through the existing tree belt and via a culvert of the existing ditch will provide vehicular connectivity between the parking area and the Pavilion building itself, although vehicular access will be limited to disabled users and maintenance vehicles. As such vehicle movements will be limited, however, a segregated footpath is provided irrespective in order to ensure the safety of future users. The access can also be secured by a gate from the parking area which will ensure the security of the Pavilion building outside of operational hours.
- 6.26 Cycle parking has been provided immediately adjacent to the Pavilion building but also within the adjoining car park in order to provide easily accessible facilities, which encourage the use of sustainable modes of travel to the facilities.
- 6.27 Pedestrian access to the Pavilion will also be provided from the north via the site wide Bridleway, which will pass to the immediate east of the Pavilion and provide strong legibility between the community, sports and play facilities and the wider Hogwood Farm development.
- 6.28 Overall, the Pavilion building has been the subject of detailed pre application discussions with Officers at WBC, given that the building will be maintained in perpetuity by WBC. The building therefore has been designed to be functional and efficient given the ongoing management costs to WBC.

Sports Pitches

- 6.29 The proposals incorporate the following sports pitches to cater to a range of activities and uses:
- A new Senior Football Pitch (11 vs 11);
 - A new AGP floodlit 3G Pitch; and
 - An informal kick about area (equivalent to 2x 5 vs 5 pitches).
- 6.30 The proposed pitches will provide flexible spaces, which can be used for sports provision all year round, making the most efficient use of the space available and ensuring they provide an inclusive range of proposals for a variety of future stakeholders within the community.
- 6.31 A substantial area of structural planting is proposed along the western boundary of the site, which will provide a green landscaped buffer between the sports pitches and the West Court SANG beyond. A low earth bund has also been provided along this boundary as a landscape feature, which will ensure that surface water flows are directed towards the basin to the south.

Allotments

- 6.32 The application includes the provision of 1.4ha of much needed community allotments. As illustrated by the landscaping plans, the proposals fully accord with WBC's detailed specification providing high quality allotments for the Parish Council. This equates to 84 allotment pitches, including a variety of sizes (60m² to 104m²) to accommodate the different needs and requirements of future users.

- 6.33 The allotments have been proposed within a secure compound, with separate vehicular and pedestrian gated access and associated car parking from the surrounding facilities. A total of 12 car parking are provided including 2 disabled bays. 6 cycle stands have also been provided to encourage sustainable travel.
- 6.34 The proposals include tool sheds, with sufficient provision to provide 1 unit per plot, as well as water troughs, a site notice board and composting facilities to support sustainable growing practices across the allotment site.
- 6.35 The allotments are set within highly landscaped surroundings, including an on-site SuDS basin with adjoining community orchard, which provides a space for recreation and leisure for the enjoyment of users of the allotments. Picnic benches have also been provided to encourage recreation and leisure use within the site.

Play Areas

- 6.36 Alongside the sports facilities and allotments it is proposed to provide a range of play facilities in order to maximise the community facilities available within this community hub.
- 6.37 This would include a 1200m² LAP and LLAP which would provide a mixture of play equipment for a range of ages.
- 6.38 In addition, an 800m² BMX Pump Track is also provided adjacent to the LAP and LLAP. This would provide an opportunity for older children to enjoy a play experience within the sporting complex.
- 6.39 A 475m² Trim Trail station has also been cited adjacent to the BMX Pump Track, which would provide a further opportunity for activity and a variety of experiences for all age groups within this area.
- 6.40 The play areas are situated adjacent to the bridleway, which provides strong connectivity and legibility to the wider development and are also in close proximity to the Pavilion in order to maximise opportunities for users to benefit from both facilities within a single visit.

Transport and Highways

- 6.41 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.
- 6.42 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.

- 6.43 A new vehicular access point would connect to the perimeter road of Parcel 15 and has been designed at 6.1m to accommodate vehicle movements associated with the sports facilities and within this planning application.
- 6.44 The Pavilion building itself will be accessed from the east, via the new 94 space parking area, which includes adequate provision for coach parking to facilitate drop off opportunities on match days.
- 6.45 WBC parking standards require a total of 20 spaces per outdoor pitch and 1 space per 20m² of other land uses. Based on the provision of three pitches, this equates to a requirement for 60 spaces plus a further 17 spaces generated by the floor area of the Pavilion. In total the proposed car park would therefore, exceed the required standards by 27 spaces. This level of parking provision seeks to ensure that there would be no overspill or on-street parking during events or on match days. It would also accommodate any car parking associated with the SANG, which could be accessed from the bridleway.
- 6.46 A crossing point through the existing tree belt and via a culvert of the existing ditch will provide vehicular connectivity between the parking area and the Pavilion building itself, although vehicular access will be limited to disabled users (for which an additional 2 parking spaces are provided) and maintenance vehicles. As such vehicle movements will be limited, however, a segregated footpath is provided irrespective in order to ensure the safety of future users. The access can also be secured by a gate from the parking area which will ensure the security of the Pavilion building outside of operational hours.
- 6.47 Cycle parking has been provided immediately adjacent to the Pavilion building but also within the adjoining car park in order to provide easily accessible facilities, which encourage the use of sustainable modes of travel to the facilities.
- 6.48 Pedestrian access to the Pavilion will also be provided from the north via the site wide Bridleway, which will pass to the immediate east of the Pavilion and provide strong legibility between the community, sports and play facilities and the wider Hogwood Farm development.
- 6.49 An additional 11 car parking spaces are also provided within the gated allotment compound, as well as two disabled bays. This will ensure there are no conflicts between the different users operating within this area.
- 6.50 The submitted Transport Assessment considers the potential vehicular trip generation associated with the development proposals and its potential impact on the wider highway network. The conclusions of the assessment demonstrate that an additional 6 two way trips would be generated during the AM peak period and a further 9 two way trips during the PM peak period.
- 6.51 The Transport Assessment therefore, concludes that the trips generated by the development across all modes of transport would not be expected to have a detrimental impact on the safety or operation of the surrounding network and would be consistent with the trip

generation levels anticipated as part of the original Hybrid planning permission for the development.

- 6.52 A full swept path analysis of the proposed layout for refuse and emergency vehicle access has also been undertaken which demonstrates that vehicles will be able to access, circulate and egress the site.
- 6.53 In conclusion, the proposed development and the associated access arrangements meet design standards and can be accessed safely. 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.

Flood Risk and Surface Water Management

- 6.54 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.
- 6.55 The Drainage Statement submitted as part of the application documents for this proposal demonstrates that they have been designed to fully accord with the Outline Drainage Assessment for the wider Hogwood Farm development.
- 6.56 Soils across the site are largely impermeable clay and as such existing runoff largely follows the site topography, running into local watercourses, which in turn run through the site in a largely southerly direction.
- 6.57 The overall surface water drainage strategy ensures that total discharge rates from the site are matched to greenfield rates, for all events including the 1 in 100 year event with a 40% climate change allowance.
- 6.58 Water quality is also assessed within the Drainage Statement, and it is demonstrated that, as all run-off is routed through at least one attenuation basin, the pollution risk indices are appropriately mitigated in-line with the CIRIA The SuDS Manual 2015.
- 6.59 The pavilion building, BMX track, 11 a side football pitch and 3G astro turf are proposed to discharge to a basin situated to the south of the site. Due to the existing ground levels of the sports facilities land and the level of the existing ditch located at the southeastern corner of the site, it is not possible to achieve a gravity connection. Therefore, it is proposed for surface water to be discharged into a new SuDS attenuation basin with a flow control device fitted to the outlet. The flow control device will restrict the flows entering into a new surface water pumping station. The rising main from the pump station will discharge the water into a new swale which will flow into the existing ditch network.
- 6.60 Parts of the access road that serve the pavilion building and allotments along with their associated parking courts will discharge into the Land South of Parcel 15 network. The principles of this network are outlined in the separate drainage statement prepared for the

full planning application submitted concurrently alongside this application for Land South of Parcel 15.

- 6.61 A raised bund has also been provided along the western boundary of the sports facilities land, this will direct any exceedance flows along the southern boundary towards the attenuation basin.
- 6.62 In addition, the Statement also confirms that the foul water network across Parcel 15 is suitably sized in order to accommodate the foul flows from the community infrastructure elements of the proposals for Land South of Parcel 15, including the Pavilion building.

Ecology

- 6.63 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.
- 6.64 Further to the ecological assessments which were undertaken, submitted and approved as part of the hybrid planning application, a number of additional surveys have been undertaken and are submitted with this application. This information supplements and where necessary updates the information previously approved as part of the hybrid planning application
- 6.65 The majority of the site currently comprises agriculturally improved grassland fields which are of limited nature conservation interest.
- 6.66 The ecological surveys which have been undertaken have not recorded any Water Voles, Otters, Great Crested Newts or Dormice within the site.
- 6.67 The Parcels do however, support a number of trees with bat roost potential, a low number of Grass Snakes, Slow Worm and Common Lizard and moderate quality foraging habitat for Badgers.
- 6.68 The ecological information submitted describes the existing baseline conditions and details the mitigation measures, enhancements and compensation strategies which are recommended in light of the proposed development. Details of the long term maintenance and monitoring requirements for each key species is also provided.
- 6.69 In summary, it is therefore concluded that, 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

- 6.70 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.

- 6.71 An Arboricultural Impact Assessment (AIA) has been provided as part of the application documents to demonstrate that the arboricultural impact of the proposed development is of low magnitude. This includes the removal of 2 trees (Category 'C'), 3 groups of trees (Category 'C') and a short section of a crack willow hedge to facilitate the access between the Pavilion and its associated car park. A further tree is also proposed for removal for arboreal management reasons.
- 6.72 General removal of thicket and understorey vegetation is also required in order to provide safe access to the bridleway.
- 6.73 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 report.

Archaeology

- 6.74 Policy TB25 of the MDD states that appropriate measures should be taken to protect remains by preservation in situ. Where this is not practical, applicants should provide for excavation, recording and archiving of the remains.
- 6.75 A Written Scheme of Investigation has been provided as part of the application which sets out the aims of the excavation, and the methods and standards that will be employed for all archaeological works.

Energy

- 6.76 The proposed Energy Strategy for this application has been based around the objectives of Policy CP1 from the Core Strategy and Policies CC04 and CC05 from the MDD. Consideration has also been given to the WBC Climate Emergency Action Plan which identifies Sustainable Development principles and aims to ensure that development is constructed to rigorous energy performance standards.
- 6.77 An Energy Statement has been prepared and is submitted with this application. The statement sets out how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations as required by Condition 49 of the S73 Decision Notice.
- 6.78 In addition, the Pavilion Building has also been designed to comply with Condition 48 of the S73 Decision Notice which requires all non-residential buildings to be designed to achieve at least BREEAM 'Very Good' certification.

Planning Obligations

- 6.79 Policy CP4 of the Core Strategy states that development will only be permitted if appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities are agreed.

- 6.80 The RM application for the community and sports facilities will be delivered in accordance with the S106 Agreement entered into as part of the Section 73 permission for the redevelopment of Hogwood Farm. This will however, be subject to a Deed of Variation to vary some of the obligations related to the sports facilities and allotments (noting that Cala were originally obligated to transfer these to WBC for delivery by the Council).

7. SUMMARY AND CONCLUSIONS

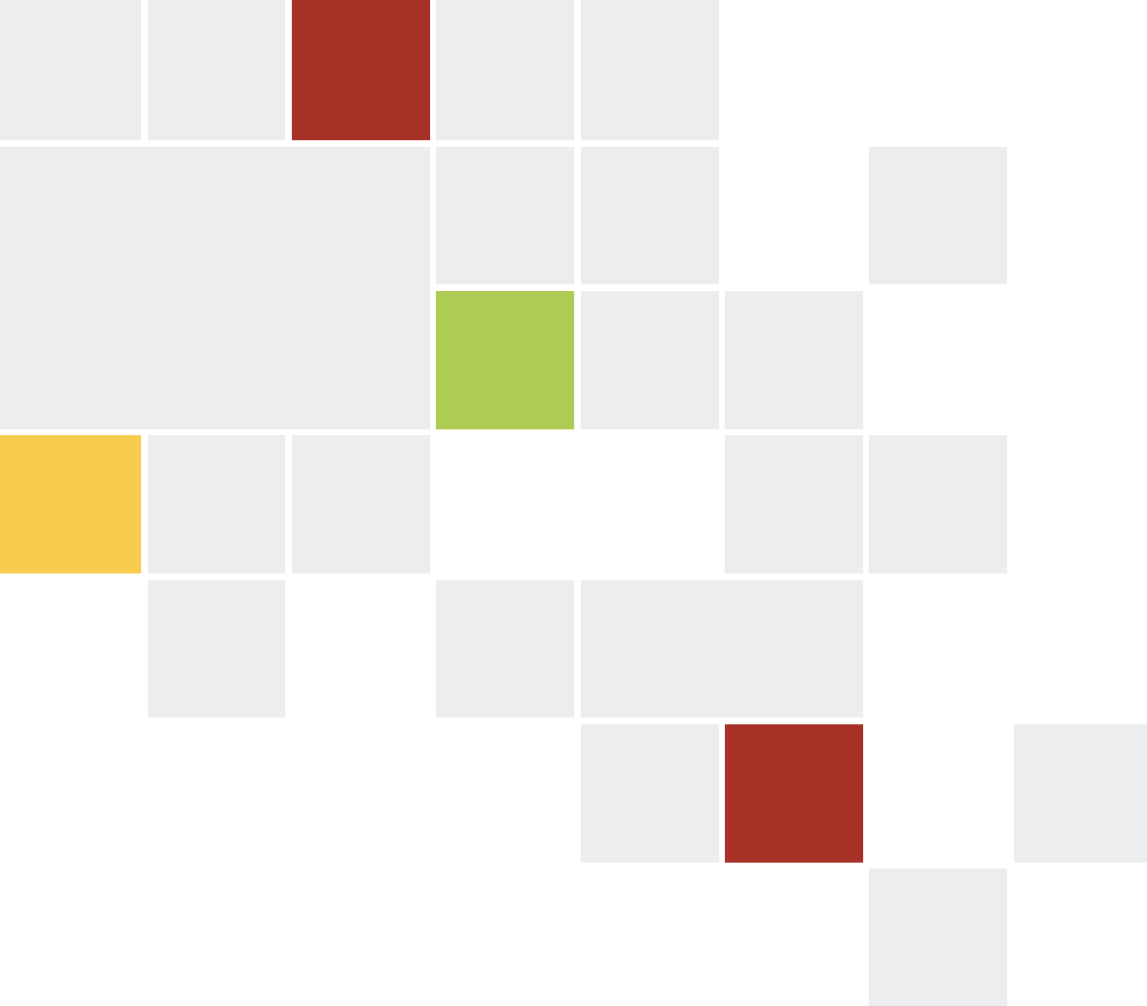
- 7.1 The planning application to which this Planning Statement relates is submitted on behalf of Cala Homes (Thames) Ltd. and seeks Reserved Matters approval for a new community hub comprising sports facilities, play areas, pavilion building, allotments, bridleway and associated car park alongside associated highways and drainage infrastructure, to the south of Parcel 15 at Hogwood Farm, Finchampstead.
- 7.2 The application proposals will see the delivery of a new and exciting community hub for Finchwood Park and for the wider community delivered by Cala Homes to ensure its early delivery.
- 7.3 Hogwood Farm forms the southern portion of the Arborfield Garrison 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.
- 7.4 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.
- 7.5 Since Cala secured RM approval for Parcels 14 and 15 in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments.
- 7.6 Through these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 7.7 Moreover, Cala share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity.
- 7.8 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 proposed by a separate Full planning application.
- 7.9 Cala have worked closely with Officers to develop a comprehensive masterplan for Land to the South of Parcel 15, which will incorporate high quality community facilities delivered within the next couple of years. This RM application seeks approval for:
- A new Senior Football Pitch (11 vs 11);
 - A new AGP 3G floodlit Pitch;
 - An informal kick about area (equivalent to 2x 5 vs 5 pitches);

- A high quality Pavilion Building;
- A BMX Pump Track;
- A 1200m² LAP and LLAP;
- A Trim Trail Station;
- A dedicated 94 space car park to serve the Pavilion and sports facilities;
- 1.4ha of allotments including dedicated and secured car parking and a community orchard for the Parish Council;
- The final section of the bridleway to provide wider connectivity; and
- Supporting structural landscaping, highways and drainage infrastructure including new SuDS features and a pumping station.

7.10 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.

7.11 Overall, this Planning Statement has demonstrated that the proposed development would be in conformity with the key principles and parameters established for the wider development, the Development Plan of the Local Planning Authority (WBC) as well as national policy as set out in the NPPF.

7.12 This planning application and the proposals contained therein are therefore commended to WBC for due consideration in order to secure the early delivery of key community infrastructure at Hogwood Farm.



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