



Parcels 4 & 5 – Hogwood Farm

Planning Conditions Statement

Boyer

Prepared on behalf of Cala Homes (Thames) Ltd. | November 24

REPORT CONTROL

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1. PLANNING CONDITIONS STATEMENT

Introduction

1.1 This Planning Conditions 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') planning application for Parcels 4 and 5 of the development pursuant to the approval of 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 ('the site').

1.2 The description of development for the hybrid planning application which was granted permission in January 2017 is as follows:

"PART 1 - 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)".

1.3 The decision notice granted planning permission for the development subject to compliance with a total of 66 conditions.

1.4 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.

1.5 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.

1.6 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.

1.7 Some of the amendments proposed as part of the Section 73 application included the re-alignment 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.

- 1.8 Planning permission for the Section 73 application was granted in November 2018.
- 1.9 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).
- 1.10 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.
- 1.11 In accordance with the revised parameter plans submitted to WBC, Cala have now prepared an RM application relating to Parcels 4 and 5 of the proposed development for the erection of 185 dwellings.
- 1.12 The RM application incorporates a number of supporting documents including information to discharge a number of planning conditions which were imposed by the Section 73 planning permission.
- 1.13 This document provides a summary of the relevant planning conditions which the applicant is seeking to discharge as part of this application and identifies which of the submitted documents relate to each condition.
- 1.14 The information to discharge the remaining planning conditions for this Parcel of development will be submitted separately in due course, when the relevant information becomes available.

Conditions Being Discharged Alongside the Reserved Matters Application

- 1.15 An application to discharge the following planning conditions is being submitted alongside the RM application for Parcel 10:

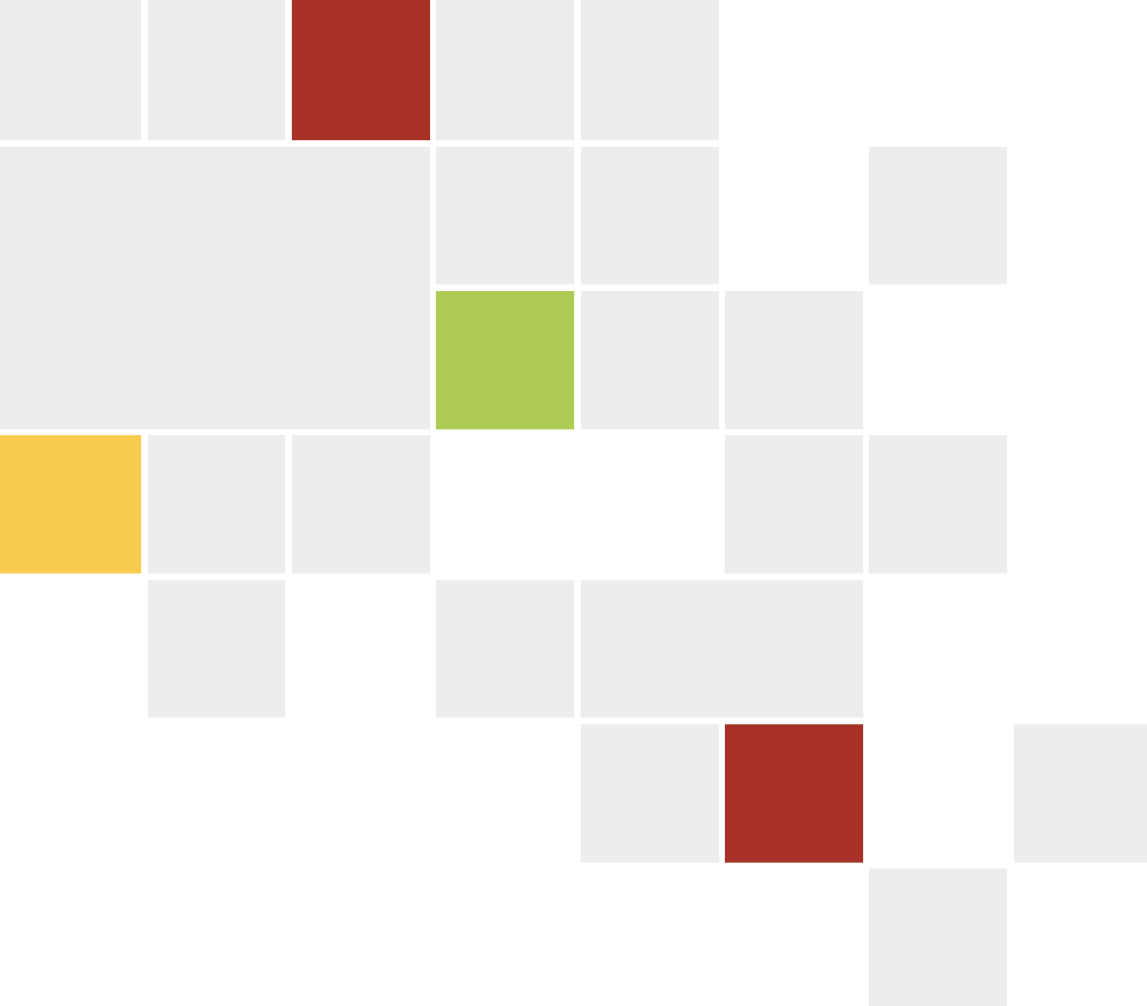
Condition Number	Condition Title	Information Submitted
17	Arboricultural Impact Assessment	Tree Survey and Arboricultural Impact Assessment – Parcel 4 and 5 Ref. JSL2891_790 Rev. C
19	Protection of Existing Trees and Vegetation	Tree Survey and Arboricultural Impact Assessment – Parcel 4 and 5 Ref. JSL2891_790 Rev. C

20	Levels	- Levels Strategy Sheet 1 of 2 – Ref. C86651-JNP-XX-XX-SK-C-7110 Rev P02 - Levels Strategy Sheet 2 of 2 – Ref. C86651-JNP-XX-XX-SK-C-7111 Rev P02
21	Landscape and Ecological Management Plan	Landscape and Ecological Management Plan – Parcels 4 & 5
22	Woodland	Ancient Woodland Technical Note – Parcels 4 & 5
23	Hedgerows	Hedgerow Mitigation and Compensation Strategy – Parcels 4 & 5
24	Bats	Detailed Bat Mitigation Strategy – Parcels 4 & 5
26	Reptiles	Detailed Reptile Mitigation Strategy – Parcels 4 & 5
28	Ecological Permeability	Detailed Ecological Permeability Scheme – Parcels 4 & 5
30	Non-native Invasive Species	Non-Native Invasive Species Management Plan – Parcels 4 & 5
35	Car Parking	- Parking Plan – Ref. 3243 A 1700 PL Rev B - Transport Statement - Ref. C86651-JNP-66-XX-RP-T-1001-P02
36	Bicycle Parking	- Parking Plan – Ref. 3243 A 1700 PL Rev B - Transport Statement - Ref. C86651-JNP-66-XX-RP-T-1001-P02
39	Walking, Cycling and Equine Strategy	Transport Statement - Ref. C86651-JNP-66-XX-RP-T-1001-P02
49	Low and Zero Carbon Technologies	- Energy Strategy Statement – Parcels 4 & 5 – June 2024 - Parcels 4 & 5 Design and Access Statement
50	Lifetime Homes	The Lifetime Homes Standards no longer exist. However, they can largely be equated with M4(2). Accordingly 10% of market dwellings and 10% of affordable dwellings

		will be M4(2). This is confirmed in the submitted Housetype Drawings and Schedule of Accommodation by Omega
51	Other Sustainability Matters	• Energy Strategy Statement – Parcels 4 & 5 – June 2024 • Parcels 4 & 5 Design and Access Statement
52	Water Consumption	• Energy Strategy Statement – Parcels 4 & 5 – June 2024 • Parcels 4 & 5 Design and Access Statement
53	Refuse and Recycling Storage	• Refuse Plan – Ref. 3243 A 1701 PL Rev B • Transport Statement - Ref. C86651-JNP-66-XX-RP-T-1001-P02 • Parcels 4 & 5 Design and Access Statement
65	Access to the SANG	• SANG Route Plan – Ref. 1707 Rev. A

Conclusion

- 1.16 Hybrid planning permission was granted in January 2017 (Ref. 0/2014/2179 and 140674) for land at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, and a Section 73 planning application was later granted in November 2018 (Ref. 181194) to revise the approved parameter plans for the development and provide additional supporting technical information. This application also amended sixteen planning conditions to reflect the new drawing and report references.
- 1.17 A subsequent NMA application to amend the parameter plans was also approved in April 2024.
- 1.18 CALA have subsequently prepared an RM application relating to Parcels 4 and 5 for the erection of 185 dwellings.
- 1.19 Documentation to discharge the planning conditions set out above, have been submitted alongside the RM application.
- 1.20 Information to discharge the remaining planning conditions for Parcels 4 and 5 will be submitted separately in due course, when the relevant information becomes available.



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