

Date: 10 March 2025
Application: 241962



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Approval of Reserved Matters Consultation

Application Number: 241962

Applicant: The Owner and/or Occupier

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477128, Northing - 164426

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241962.

The new details are as follows: **Revised plans received incorporating changes to the site layout.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date. If you need any more information please do not hesitate to contact the case officer Joanna Carter.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control	To (Case Officer):	Joanna Carter
Service	SDL Highways	App No:	241962
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

X Recommend approval but with condition(s) & reason(s) **stated below**;

- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

General

1. Highways welcomed the opportunity to provide pre-application comments and discuss the design of this proposed development.
2. The traffic from this development would not have an adverse impact on the wider highway network.
3. This application is supported by a transport statement which is welcome.
4. These comments refer to revised plans submitted

Parking

5. For the 18 flats it is proposed that each flat would have an allocated space and there would be an additional 4 visitor spaces contained within a separate gated parking area behind the flat block.
6. To be in line with Borough standards there would need to be an additional 2 unallocated spaces provided.

7. For the retail element which consist of 337sqm of retail space there would need to be 17 spaces to be in line with Borough standards. If you assess the entire retail space including back of house, there will need to be 22 spaces.
8. It is proposed that there would be 33 spaces available for the commercial element which would also be shared for drop off and pick up for the proposed school which the planning application has yet to be submitted.
9. It is also proposed that there would be a coach drop off space for the future school which could also provide an addition 6 spaces.
10. Due to the size of the proposed retail floor space, split into 2 units, there would be a high turnover of spaces and due to the start and end of the school day, highways accepts that there would be sufficient space on site for the two uses.
11. In addition, the 2 additional unallocated space for the residential block can be provided in this parking area.
12. It is proposed that there would be 3 disabled spaces which is in line with Borough standards which is welcome. Their proposed location is acceptable.
13. All spaces are 5m x 2.5m and there is ample space behind these space for safe manoeuvring which is welcome.
14. Highways would have expected a Parking Management Plan to have been submitted setting out how the management of the commercial parking spaces will be carried out. However, highways is content to secure this through a planning condition.

Cycle Parking

15. For the residential element, it is proposed that there will be 18 cycle spaces which is in line with Borough standards which is welcome. These spaces are contained in a communal cycle store on the ground floor of the building in close proximity to the main access which is welcome. There is sufficient space within the cycle store which is welcome.
16. For the commercial element it is proposed that there would be two stands which would be ample for the long and short-term parking for the retail use.
17. The transport statement states that there would be 2 stands with capacity for 8 cycles. If this is the case, this is ample provision and will provide space for visitors to the flats to park bikes.
18. Under condition 36 of the outline approval details of the cycle parking would need to be provided. Therefore, details of the cycle parking for the retail element would need to be submitted.
19. As these are for short term use, Sheffield stands will be acceptable. Highways is content for these to be secured through the landscaping condition.

Electric Vehicle Charging

20. There was no mention of electric vehicle charging provision. This will need to be in line with Building Control Regulations Approved Document S.
21. These need to be shown on the Parking Plan. However, highways is content to secure this plan through a planning condition.

Access

- 22. It is proposed that there will be an access and an egress for the car park which will operate as a one-way system.
- 23. Suitable signage would need to be provided.
- 24. Highways would require a Road Safety Audit and designer's comments to be submitted. That being said, technical acceptance has been granted for the southern Bus Loop which includes this access therefore, no road safety audit is required.
- 25. For the residential car park, the access is proposed off the carpark via a gated access which is set back some 10m which is welcome.

Trip Rates

- 26. The transport statement includes the Borough's approved trip rates for flats and retail which is welcome.
- 27. However, the trip rates used are for flats and should have been for dwellings for a worst-case scenario. That being said, highways have carried out the assessment using the trip rates for dwellings, whilst this would be higher than the trip rates for flats, the level of traffic from this proposed development would not have an adverse impact on the wider highway network.

Visibility Splays

- 28. Visibility splays for the accesses and the car park have been submitted which is welcome.
- 29. These have been assessed and are acceptable.

Swept paths

- 30. Swept paths for a fire tender, rigid truck and refuse vehicle with acceptable dimensions have been carried out and submitted which is welcome.
- 31. These have been assessed and are acceptable.
- 32. Swept paths for a large car entering and leaving a selection of car parking spaces has also been submitted which is welcome. These are acceptable.

Pedestrian and Cycling

- 33. It is proposed that the front of the building would be an open square allowing easy access for pedestrians and cycles to enter the site from the shared pedestrian cycle route on this section of the bus loop road.
- 34. There will also be pedestrian and cycle access direct from the NMRE which is welcome.
- 35. The approved crossing point from Parcel 10 will provide access to this site from the south.

Sustainability Assessment

36. This site is well located for access by pedestrians and cycles as mentioned above.
37. In addition, there will be a bus stop immediately in front of the site which will allow access from elsewhere in Hogwood and beyond to this site which is welcome.

Servicing

38. It is proposed that this site will be serviced via the car park access and egress which is acceptable.
39. The proposed drop off area will be used by refuse vehicles and delivery vehicles. Due to the likely low level of these vehicles this is acceptable.
40. This servicing area is in close proximity to the residential and commercial refuse area as well as the retail units themselves.

Delivery and Servicing Plan

41. Due to the nature of this development, highways would have expected to see a framework Delivery and Servicing Plan submitted.
42. However, highways is content to secure this through a planning condition.

Construction Management Plan and Access

43. Highways would have expected that a construction management plan to have been submitted.
44. However, the construction access is secured by condition 33 and the construction management plan is secured by condition 43 of the outline decision notice.

Conditions & Reasons (if required)

Parking to be provided

No part of the building hereby permitted shall be occupied or used until the vehicle parking spaces (residential and shared) have been provided in accordance with the approved plan (XXXX). The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Electric Vehicle Charging

Prior to commencement, a plan showing the location of the electric vehicle charging points shall be submitted to and approved by the local planning authority. The charging spaces shall thereafter be retained in accordance with

the approved details and shall remain available for the charging of vehicles at all times.

Reason:

To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21.

Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring of said spaces.

Reason:

To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21.

Delivery Servicing Plan

Prior to occupation a Delivery and Servicing Plan be submitted to and approved in writing by LPA.

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Date:	31 st March 2025	Signed:	Gordon Adam
--------------	-----------------------------	----------------	-------------