

07 March 2025
Our Ref: 24.1057

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Planning Portal Reference: PP-13775198

Dear Mr Chancellor

Re: Submission under the Town and Country Planning Act 1990 (as amended) for Reserved Matters approval in relation to Parcel 13 at Finchwood Park, Nine Mile Ride Extension, Finchampstead, Wokingham, Berkshire, RG40 4QY

On behalf of our client, Countryside Properties (UK) Ltd, we are pleased to submit a Reserved Matters planning application in relation to Parcel 13 at Finchwood Park, Nine Mile Ride Extension, Finchampstead, Wokingham, Berkshire, RG40 4QY (also known as Hogwood Farm).

This application seeks Reserved Matters approval for access, appearance, landscaping, layout and scale in accordance with Condition 2 of the Section 73 approval (Ref. 181194). The proposed development comprises of the following:

- 56 dwellings, including both market and affordable housing;
- Access from NMRE and Park Lane;
- Areas of Public Open Space; and
- Supporting highways, landscaping and drainage infrastructure.

The Site

Finchwood Park is situated approximately 5km south-west of Wokingham town centre and approximately 6km south of the M4 motorway (Junction 11). The settlements of Arborfield and Arborfield Cross lie to the north-west, whilst Barkham lies to the north-east.

Finchwood Park also forms the southern portion of the Arborfield Strategic Development Location (SDL) which has been the subject of a number of planning permissions for new development.

The application site comprises two parcels of land (Parcels 13a and 13b) situated within the northeastern corner of the wider Hogwood Farm development site.

The application site is bounded by Park Lane to the north west, and the Nine Mile Ride Extension South (NMRES) to the south and east. To the south lies the future Development Parcels 12a and 12b which currently remain as undeveloped agricultural fields. The parcels are bisected by the NMRES, and to the east and north east of Parcel 13 is the Hogwood Industrial Estate.



The site incorporates a number of existing hedgerows, shrub and tree planting which define the existing boundaries and characterise the local area. They provide a mature landscaped setting and substantial screening from the local surroundings.

The Proposed Development

The description of development, as set out on the application form, is as follows:

“Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 56 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.”

The proposed housing will range in size from 1 to 4 bedrooms and would meet a range of community housing needs and provide a range of dwelling types, sizes and tenures in accordance with the requirements of the local area and parameters established as part of the hybrid planning permission and the approved Section 73 application (Ref: 181194).

20 of the dwellings will be affordable homes, either in the form of social or affordable rented or shared ownership dwellings and totalling 35% provision in accordance with the S106 Agreement.

The overall design of the site has been strongly led by the Masterplan Framework Document and the Overarching Landscaping Strategy for Hogwood Farm, which were approved as part of the S73 application (Ref. 181194). The proposals respond to key opportunities and constraints including existing landscaping features, which have been retained wherever possible.

The primary vehicular access into Parcel 13 will be provided via a secondary road directly from the NMRES, which then leads to a series of private drives, leading to cul-de-sacs or parking courts. In addition, following discussions with Officer's, a secondary access is also proposed from Park Lane to serve five of the dwellings in the eastern portion of the parcel.

Parking provision across the site has been developed in accordance with Wokingham Borough Council's standards and in conjunction with officers. In total, Parcel 13 will provide 114 car parking spaces, comprising 93 allocated spaces and 21 unallocated/visitor spaces.

In addition, cycle parking for each dwelling will be provided in secure sheds or storage areas. All dwellings will be provided with one cycle parking space.

Environmental Impact Assessment

The hybrid planning permission for the redevelopment of Hogwood Farm was accompanied by an Environmental Statement (ES). This Reserved Matters application accords with the parameters established within the ES and as such a new Environmental Impact Assessment is not required. In order to support this application, a number of technical reports have been provided with this submission as set out in the accompanying schedule of documents.

Application Documents & Drawings and Application Fee

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

The application fee of £31,976.00 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to favourably consider this Reserved Matters application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

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