



Parcel 13, Finchwood Park, Finchampstead

Planning Statement

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Prepared on behalf of Vistry Thames Valley | February 25

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Vistry Thames Valley ('the Applicant'). This Statement is submitted to Wokingham Borough Council (WBC) in support of a Reserved Matters (RM) planning application for Parcel 13 of the Hogwood Farm development (now known as Finchwood Park) 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 This RM application follows the approval of previous RM applications at the site and recent pre-application engagement with WBC regarding Parcel 13.
- 1.3 The description of development for the hybrid planning application which was granted permission in January 2017 is as follows:

"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 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)".
- 1.4 The details of the Section 73 which varied a number of the conditions and parameter plans from the hybrid planning permission are set out in further detail in **Section 3** of this Planning Statement.
- 1.5 This RM application is submitted in relation to Parcel 13 of the Finchwood Park Development, as shown on the approved Land Use Parameter Plan (Ref. CB_12_103_Parameter Plan_001 Rev K). Parcel 13 comprises Parcel 13a and Parcel 13b (herein referred to as 'Parcel 13').
- 1.6 Overall, this application seeks RM approval for access, appearance, landscaping, layout and scale in accordance with Condition 2 of the Section 73 approval (Ref. 181194).
- 1.7 Vistry Thames Valley seek to continue the delivery of new high-quality homes and public realm at Finchwood Park and work alongside WBC to deliver key infrastructure to facilitate the provision of this site for the Borough.

Description of Development

- 1.8 The planning application to which this Statement relates seeks RM approval for the erection of 56 new residential dwellings in Parcel 13 of the Hogwood Farm 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.”

- 1.9 The proposed development has been the subject of pre-application discussions with Officers at Wokingham Borough Council, further details of which can be found within **Section 4** of this Statement.

Accompanying Documentation

- 1.10 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).
- 1.11 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

- 1.12 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;
 - **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 application and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The application site comprises two parcels of land (Parcels 13a and 13b) situated within the northeastern corner of the wider Hogwood Farm development.
- 2.2 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.
- 2.3 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.
- 2.4 With regards to the wider site context, Hogwood Farm 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 northeast.
- 2.5 The nearest train station to Hogwood Farm is in Wokingham and there are additional stations at Winnersh, Winnersh Triangle, Crowthorne and Bracknell, all within 8km of the site.

Policy Designations

- 2.6 In planning policy terms, the entire Hogwood Farm site is located within the Arborfield Garrison SDL which is identified in Policy CP18 of Wokingham Borough Council's Core Strategy (2010) as being capable of delivering up to 3,500 new dwellings. Hogwood Farm forms the southern portion of the SDL and will deliver up to 1,500 dwellings in accordance with the approved Section 73 permission. The northern portion of the SDL is being delivered by Crest Nicholson and their development partners.
- 2.7 The proposed development at Hogwood Farm has been prepared in the context established by both the designation of the wider Arborfield SDL as allocated in the Core Strategy, and the approved minor material amendment (Section 73) application (Ref. 181194) which varied the approved hybrid planning application (Ref. 0/2014/2179 and 140674).

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.

Parcel 1 Reserved Matters Application (Ref. 181422)

- 3.11 An RM application for Parcel 1 of the Hogwood Farm development was granted approval in November 2018. 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. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.

- 3.12 Parcel 1 is complete with all of the dwellings now occupied.

Nine Mile Ride Extension South (NMRES) (Ref. 192997)

- 3.13 An RM application for the NMRE(S) was granted approval in February 2020. The description of the development 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 the Nine Mile Ride Extension (southern section) and Hogwood Spur roads, together with associated

landscaping, footpaths, cycleways and Sustainable Urban Drainage Systems. Details of access, appearance, landscaping, layout and scale to be considered.

- 3.14 The NMRES was constructed by WBC utilising CIL receipts and has now been opened.

Parcel 2, 3 and 7 RM Application (Ref. 203616)

- 3.15 An RM application for Parcels 2, 3 and 7 of the Hogwood Farm approved in July 2021. 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 181194, dated 14/11/2018). The Reserved Matters comprise details of 235 dwellings across parcels P2, P3 & P7 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Parcel 2 and 3 RM Application (Ref. 213645)

- 3.16 A second RM application was subsequently submitted in relation to Parcels 2 and 3 only (i.e. without the inclusion of P7) and was approved in May 2022.
- 3.17 This application was simply a mechanism to allow the development in the Parcels to be delivered separately, with a further RM application for Parcel 7 being brought forwards by Barratt independently.
- 3.18 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 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

- 3.19 Parcels 2 and 3 are now completed with the majority of the homes occupied.

Parcel 14 and 15 RM Application (Ref. 220175)

- 3.20 An 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.

- 3.21 Parcels 14 and 15 are currently under construction.

Parcel 10 RM Application (Ref. 231095)

- 3.22 An RM application for Parcel 10 of the Hogwood Farm development secured approval in December 2023. The description of the development is as follows:

Application for the 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 256 dwellings across Parcel P10 with access via the Nine Mile Ride Extension (NMRE) and Southern Bus Loop, associated internal roads, provision of Public Open Space and play areas, together with parking, cycle ways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Parcel 7 (Ref. 223435)

- 3.23 This application was submitted by Barratt David Wilson Homes with the following description of development:

Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

- 3.24 The application was approved on 19 April 2023.

Parcel 9 (Ref. 221844)

- 3.25 This application was submitted by Barratt Homes with the following description of development:

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 60. no dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

- 3.26 The application was approved on 21 December 2023.

Parcels 4 and 5 (Ref. 241524)

- 3.27 An RM application for Parcels 4 and 5 of the Hogwood Farm development secured approval in January 2025. The description of the development is as follows:

Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Neighbourhood Centre (Ref. 241962)

- 3.28 Cala Homes submitted a Reserved Matters application for the Neighbourhood Centre in August 2024 which comprises details of 18 new residential apartments alongside the Neighbourhood Centre and areas of public open space. The Neighbourhood Centre will provide two commercial units at the ground flood level, with apartments above.
- 3.29 This application is currently pending determination.

4. PROPOSED DEVELOPMENT

Application Proposal

- 4.1 The proposed development for Parcel 13 comprises:
- 56 new homes, including both market and affordable housing;
 - Access from NMRE and Park Lane;
 - Areas of Public Open Space; and
 - Supporting highways, landscaping, and drainage infrastructure.
- 4.2 The application seeks RM approval for access, appearance, landscaping, layout and scale in accordance with Condition 2 of the Section 73 consent.
- 4.3 The description of the 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.”*
- 4.4 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).
- 4.5 The housing mix for the proposed development is summarised below:

Table 1: Proposed Housing Mix of Market Dwellings

Unit Type	Number of Market Dwellings	% of Total Market Dwellings
1 Bed Apartment	0	0
2 Bed Apartment	0	0
2 Bed Houses	0	0
3 Bed Houses	33	92
4 Bed Houses	3	8
Total	36	100%

Table 2: Proposed Housing Mix of Affordable Dwellings

Unit Type	Number of Affordable Dwellings	% of Total Affordable Dwellings
1 Bed Apartment	5	25
2 Bed Apartment	6	30
2 Bed Houses	3	15
3 Bed Houses	0	0
4 Bed Houses	6	30
Total	20	100%

- 4.6 A full schedule of accommodation has been submitted as part of the RM application and is included in the supporting documents.
- 4.7 The approved affordable housing scheme for Finchwood Park (as approved by WBC by letter dated 1 February 2019 in accordance with Schedule 1, Clause 1 of the S106 Agreement) requires the delivery of 35% affordable housing provision across the Finchwood Park development.
- 4.8 Parcel 13 provides 20 affordable dwellings which equates to 35%, comprising affordable rented, social rented and shared ownership properties.
- 4.9 Vistry have had regard to the Affordable Housing SPD in the preparation of the proposed affordable housing mix across the remaining Parcels. In conjunction with this application, Reserved Matters application(s) for Parcels 6, 11, 12a and 12b at Finchwood Park are also being prepared by Vistry. The proposals for these Parcels will also deliver their respective 35% affordable housing requirement individually; however as discussed with Officers, due to the characteristics and constraints of each individual Parcel, it is proposed that the overall mix of these affordable dwellings will be met across the collective Parcels.
- 4.10 The affordable housing is evenly distributed through the development and will be designed as 'tenure blind'.
- 4.11 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.
- 4.12 As part of the approved Masterplan Framework Document for Hogwood Farm, the development has been sub-divided into different architectural character areas, with Parcel 13 sitting within the Nine Mile Ride Character Area.

- 4.13 The Nine Mile Ride Character Area is described as being the principal experience of those passing along the NMRE. The strategic route will be lined with higher density development and have more of a formal tone than the rest of the masterplan in terms of development grain and architectural expression that will lessen as the character moves southwards toward the green space.
- 4.14 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.
- 4.15 Car parking provision within Parcel 13 has been designed having regard to Appendix 2 of the MDD. In line with WBC's requirements, Parcel 13 will provide 114 car parking spaces, comprising 93 allocated spaces and 21 unallocated/visitor spaces.
- 4.16 Dwellings will be provided with cycle storage in the form of either lockers or sheds within gardens, with communal cycle storage provided for apartment buildings.
- 4.17 Electric vehicle charging points (EVCP) will also be delivered across the scheme, ensuring that each dwelling will have access to its own EVCP.

Pre-Application Engagement

Pre-application with Wokingham Borough Council

- 4.18 As part of the design and development of Parcel 13, as well as the wider Hogwood Farm development, the Applicant engaged in pre-application discussions with Officers from WBC, with key feedback summarised as follows:
- The arrival experience into the site from the principal Nine Mile Ride Extension vehicle access needs to ensure that it is a landscape-led design, avoiding a dominance of frontage parking. It would be important for any proposals to ensure that there is sufficient set back between the dwellings and the NMRE, incorporating appropriate boundary treatment and landscaping.
 - The principle of increased height in the north-west corner of the site with 2.5 storey townhouses was considered appropriate, however the orientation and open space and pedestrian access around these dwellings should be reviewed.
 - The sealing end compound represents a visual design constraint, and Officer's would like to ensure that there is sufficient screening landscaping around the compound, with dwellings orientated so as to not face the compound.
 - The refuse collection strategy (and fire tender access) for dwellings fronting NMRE would need to ensure that appropriate access can be provided from the rear.
 - Officer's noted that it would be important to ensure that the SuDs hierarchy is followed, and that any opportunity to incorporate the drainage within the landscaping which can assist with activating spaces is explored.

- The potential to utilise the existing turning head at the end of Park Lane as an additional vehicle access to the site was suggested. This could serve a small number of dwellings (c.5no.) and potentially reduce the road provision within the site.
- The historic bunker in the eastern corner of the parcel was highlighted. This is a non-listed but locally significant heritage asset and thought should be put in to how to secure its conservation and ensure appropriate landscaping in the vicinity whilst mitigating potential inappropriate use of the building / anti-social behaviour.

4.19 A full summary of the evolution of the proposals for Parcel 13 is set out in the Design and Access Statement which accompanies this submission.

Environmental Impact Assessment

4.20 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) and the Managing Development Delivery Local Plan (2014).
- 5.4 The National Planning Policy Framework (2024), 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 (2024)

- 5.5 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.
- 5.6 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.
- 5.7 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.
- 5.8 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).

- 5.9 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”.
- 5.10 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 39 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)

- 5.11 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

- 5.12 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 Plan

- 5.13 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).

5.14 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

5.15 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

5.16 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 2040.

5.17 The Council published their Proposed Submission Plan (Regulation 19) on 30 September 2024 which ran until 13 November 2024. At present the Local Plan Update has not been submitted for Independent Examination.

5.18 Due to the stage of the Local Plan Update, it is not considered to carry any weight when determining this application.

Other Relevant Documents

- 5.19 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.
- 5.20 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.
- 5.21 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).
- 5.22 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 Finchwood Park 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 in nature.
- 6.4 Hybrid planning permission for the site was originally granted by WBC in January 2017. This established the principle for development for the site including the development of the southern section of the Nine Mile Ride Extension.
- 6.5 As set out in Condition 1 of the hybrid planning permission, any RM application must accord with the parameter plans, for the development. These are considered in the following sections of this Planning Statement.
- 6.6 However, a Minor Material Amendment (Section 73) application (Ref. 181194) was approved which revised the approved parameter plans for the development and provided additional supporting technical information.
- 6.7 In addition, a subsequent Non-Material Amendment (NMA) application (Ref. 230923) was recently approved, which made further minor non-material amendments to the approved parameter plans.
- 6.8 Accordingly, the proposed development has been assessed against the most recently approved parameter plans under the NMA, which represent the latest parameter plans for the development.
- 6.9 Overall, the principle of development for this site has therefore been established as part of the hybrid and Section 73 planning permissions for Hogwood Farm. This RM application therefore seeks to meet the requirements of Condition 2 of the Section 73 permission and contributes to the delivery of this SDL.

Land Use

- 6.10 Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals which maintain or enhance the high quality of the environment and

provide attractive, functional, accessible, safe, secure and adaptable schemes which enhance the overall sustainability of the area.

- 6.11 The Land Use Parameter Plan (CB_12_103_Parameter Plan_001 Revision K), which was approved as part of the NMA application (Ref: 230923), denotes the proposed land use in Parcel 13 as well as across the Finchwood Park development.
- 6.12 The defined development areas across the site are classified as being predominately residential development with the exception of the SANG, primary school, neighbourhood centre, open space, outdoor sports, employment and potential allotment sites.
- 6.13 Parcel 13, which forms the basis of this RM application, is identified in this parameter plan as a residential development area. It should be noted that this Parcel is also identified for this use in the parameter plans which accompanied the approved hybrid planning application.
- 6.14 This RM application would, therefore, accord with the current parameter plans for land use.

Density and Height

- 6.15 Drawing CB_12_103_Parameter Plan_005 Rev. I, approved as part of the NMA application (Ref. 230923), specifies the density for the various parcels of development. The density parameter plan denotes that in Parcel 13, the density will be highest towards the southern and western edges of the site, fronting the Nine Mile Ride Extension, with prescribed densities of 40-50 dph. The remainder of Parcel 13, situated along Park Lane, is identified as a medium density area with prescribed densities of 30-40 dph.
- 6.16 The proposed development includes 56 dwellings within Parcel 13 and accords with the approved density parameters. This includes a higher density fronting the Nine Mile Ride Extension of 41–51 dph, with the remainder of the site decreasing in density to 30 dph.
- 6.17 In accordance with the Building Heights Parameter Plan (CB_12_103_Parameter Plan_003 Rev I), which was approved as part of the NMA application, development will be predominantly 2 storeys, with a terraced row of 2.5 storey dwellings on the key approach to the site from the north along NMRE. A three storey apartment building has been incorporated to respond to the key road junction to the south west, providing a focal point as users approach the roundabout.
- 6.18 Overall, this RM application is therefore in accordance with the density and height parameters established through the parameter plans for the development.

Housing Mix

- 6.19 Policy CP5 of the Core Strategy and Policy TB05 of the MDD state that planning permission will be granted for residential development which provides a mix and balance of densities, dwelling types, tenures and sizes. The housing mix of residential proposals should meet the current and projected needs of households and reflect the underlying character of the local area.

6.20 The proposed development provides a range of dwelling sizes from 1- and 2-bedroom apartments, to 2, 3 and 4 bedroom homes.

6.21 The housing mix for the proposed development is summarised below:

Table 3: Proposed Housing Mix of Market Dwellings

Unit Type	Number of Market Dwellings	% of Total Market Dwellings
1 Bed Apartment	0	0
2 Bed Apartment	0	0
2 Bed Houses	0	0
3 Bed Houses	33	92
4 Bed Houses	3	8
Total	36	100%

Table 4: Proposed Housing Mix of Affordable Dwellings

Unit Type	Number of Affordable Dwellings	% of Total Affordable Dwellings
1 Bed Apartment	5	25
2 Bed Apartment	6	30
2 Bed Houses	3	15
3 Bed Houses	0	0
4 Bed Houses	6	30
Total	20	100%

6.22 Parcel 13 provides 20 affordable dwellings which equates to 35%, comprising affordable rented, social rented and shared ownership properties.

6.23 Vistry have had regard to the Affordable Housing SPD in the preparation of the proposed affordable housing mix across the remaining Parcels. In conjunction with this application, Reserved Matters application(s) for Parcels 6, 11, 12a and 12b at Finchwood Park are also being prepared by Vistry. The proposals for these Parcels will also deliver their respective 35% affordable housing requirement individually; however as discussed with Officers, due to the characteristics and constraints of each individual Parcel, it is proposed that the overall mix of these affordable dwellings will be met across the collective Parcels.

6.24 The affordable housing is evenly distributed through the development and will be designed as 'tenure blind'.

- 6.25 With regard to M4(2) provision, 5 of the proposed dwellings will be built to accessible standards.
- 6.26 The proposed housing mix of Parcel 13 therefore provides a range of dwelling types, tenures and sizes, which respond to existing local housing needs as well as the character of the surrounding area and the principles established under the Section 73 permission and associated legal agreement.
- 6.27 Further details relating to the provision of affordable housing within the development are set out in the Design and Access Statement which accompanies this RM application.

Layout and Design

- 6.28 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.
- 6.29 The design and layout of the proposed development has been strongly informed by the principles established as part of the Section 73 permission and also the Site Wide Masterplan Framework Document. Pre-application engagement and consideration of the site constraints and opportunities have further assisted in the evolution of the proposed layout.
- 6.30 As previously mentioned, the Nine Mile Ride Character Area is described as being the principal experience of those passing along the NMRE. The strategic route will be lined with higher density development and have more of a formal tone than the rest of the masterplan in terms of development grain and architectural expression that will lessen as the character moves southwards toward the green space.
- 6.31 To maintain a formal tone, limited variation in materials is proposed. Materials will largely comprise brick and grey tile roofs, with contemporary brick detailing and windows which reference finishes approved for Parcel 10, which is also located within the Nine Mile Ride Character Area. There will be some limited use of tile hanging and weatherboarding provided in the centre of the Parcel to provide variation and visual interest.
- 6.32 Overall, the block structure of the development parcels ensures that they are highly permeable and designed to encourage movement within Parcel 13, as well as across the wider SDL, including the associated green infrastructure network.
- 6.33 The form and layout of the buildings and space have been driven to respond to the character of the site, bounded on two sides by the NMRE. The proposals pay due regard to the existing and future built context, delivering a viable high quality residential design. The Layout has also sought to respond to, and incorporate, the mature existing planting along Park Lane, providing a soft vegetated background for the dwellings along this edge.
- 6.34 Dwellings have also been carefully orientated to provide a buffer to the Sealing End Compound, with outlooks focusing on the wider site.

- 6.35 The proposed materials have been selected to relate to the local style of Finchampstead, both those traditionally used, and those emerging through the development of other parcels of the wider site.
- 6.36 Further details of the proposed design and layout for Parcel 13 is set out in the Design and Access Statement which has been submitted in support of this RM application.

Landscape and Open Space

- 6.37 Policies CC03 and TB21 of the MDD state that development proposals should demonstrate how they have promoted accessibility, linkages and permeability between and within existing corridors and incorporate high quality planting and landscaping. In addition, proposals must retain or enhance features which contribute to the character of the landscape and the overall landscape value of the site.
- 6.38 Policy TB08 of the MDD requires open space, indoor or outdoor play and sport and recreational facilities to be provided on site as part of residential development proposals to improve the accessibility and quality of local facilities.
- 6.39 Parcel 13 is subject to a number of constraints as a result of required site wide infrastructure and utilities, including most notably a buried electrical cable which runs from the north of Parcel 13 into Parcel 12, through to the southern end of Parcel 11. The associated easements restricts construction and limits what is achievable in terms of landscaping within this corridor. Section 4.13 of the accompanying Design and Access Statement alongside the proposed landscaping plans set out the approach to this area, which includes providing a green link towards the centre of the site, linking with Parcel 12, above the electrical easement.
- 6.40 The two sealing end compounds where the electrical cable transitions through a tower to become overhead, are also proposed to be appropriately screened from view as much as possible, utilising mature planting.
- 6.41 In line with the approved Landscape and Open Space Parameter Plan (Ref. CB_12_103_Parameter Plan_004 Rev M), a landscaped buffer is retained along the Park Lane frontage, with additional landscaping proposed around the Sealing End Compound.
- 6.42 The overarching planting strategy for Parcel 13 seeks to incorporate native understorey, woodland mix and shrub mix planting in order to provide enhancement to the existing tree belt along the boundaries and areas within public open space.
- 6.43 Native hedgerows will be planted along the north and eastern boundaries where appropriate to the enhance biodiversity as well as strengthen visual screening of the site.
- 6.44 A selection of street trees and feature trees are also proposed across the site, situated in public areas, street frontages and within the parking courts.
- 6.45 With regards to the south eastern corner of the site which includes the WWII Bunker, it is proposed to incorporate mature and substantial planting in this area, which will not only

complement the existing vegetation along Park Lane, it will also prevent unauthorised access to the Bunker. Interpretation Boards will be erected along the NMRE near the Bunker in order to inform residents of its history.

- 6.46 As discussed within the suite of Ecology documents which accompany this submission, the Bunker has also been identified as being capable of being used as a bat roost; with the landscaping proposed accordingly to support this use.
- 6.47 Further details of the landscape and open space proposals for Parcel 13 is provided in the suite of Landscaping Plans and Design and Access Statement which accompany this application.

Transport and Highways

- 6.48 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.
- 6.49 A Transport Assessment accompanies this RM application and sets out the Transport Strategy for the site in full detail. A summary of the Transport Strategy is provided below.
- 6.50 The primary access into Parcel 13 is directly from the NMRE. A secondary road then leads to a series of private drives, leading to cul-de-sacs or parking courts. The NMRE is already open and operational and will provide direct and convenient access for future residents across the wider SDL and into the wider highways network.
- 6.51 In addition, following discussions with Officers, an additional access is proposed from Park Lane to serve five dwellings in the eastern portion of the parcel, reducing the extent of road provision required. This access will be provided in the form of a shared surface road and courtyard for vehicle turning.
- 6.52 It is also demonstrated in the Transport Statement that the proximity of Parcel 13 to future public transport services and a new permeable network of routes suitable for pedestrians, cyclists and equine users will ensure that there is a wealth of sustainable travel opportunities for the residents of the site.
- 6.53 A full swept path analysis of the proposed layout for refuse and fire tender vehicles has also been undertaken which demonstrates that these vehicles will be able to access, circulate and egress the site, with refuse vehicles routing within acceptable drag distances of all bin collection points. Vehicle tracking has also been provided demonstrating suitable access to parking spaces throughout the development.
- 6.54 In conclusion, the proposed development and the associated access arrangements meet design standards and can be accessed safely by both car and non-car modes. 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 and in accordance with

the hybrid planning permission and associated conditions. Policies CP4 and CP6 have therefore been complied with.

Car and Cycle Parking

- 6.55 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.
- 6.56 Car parking provision within Parcel 13 has been designed having regard to Appendix 2 of the MDD. In line with WBC's requirements, Parcel 13 will provide 114 car parking spaces, comprising 93 allocated spaces and 21 unallocated/visitor spaces.
- 6.57 Dwellings will be provided with cycle storage lockers or sheds, with communal cycle storage provided for apartment buildings.
- 6.58 Electric vehicle charging points (EVCP) will also be delivered across the scheme, ensuring that each dwelling will have access to its own EVCP.
- 6.59 Furthermore, the overall quantum and distribution of unallocated and visitor parking spaces is considered adequate to cater for future demands.
- 6.60 The proposed development therefore accords with WBC's parking requirements with full details being provided in the Design and Access Statement and the Transport Statement which accompany this application.

Flood Risk and Surface Water Management

- 6.61 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.
- 6.62 A Flood Risk Assessment (FRA) was approved as part of the hybrid planning permission, and its findings concluded that the site is located within Flood Zone 1 as identified on the Environment Agency indicative flood map, meaning that the site is at a low risk of fluvial flooding. Subsequently, an updated FRA was approved as part of the Section 73 application.
- 6.63 To support this application, a Drainage Statement has been prepared which should be read in conjunction with the Outline Drainage Assessment C85672-R003 which details the drainage strategy for the entire development.
- 6.64 The reserved matters surface water drainage strategy follows the principles and details set out during the outline application with a slight deviation to parcel 13b's strategy to split the networks. This altered strategy is necessary owing to the electrical easement across the site and the shallow levels of existing drainage within the NMRE immediately to the south.

- 6.65 The three networks comprise SuDS features for storage and treatment such as porous pavements and attenuation crates before discharging at an agreed restricted rate of between 1.7 - 5l/s into the existing sewer. The networks have been designed to allow for storage of the surface water for all storm events up to and including the 1:100 year plus 40% climate change
- 6.66 The proposed development for Parcel 13 is therefore in accordance with the recommendations of the side-wide FRA and ensures that surface water will be managed in accordance with the Parcel 13 Drainage Strategy submitted in conjunction with this RM application. Accordingly, this RM application complies with flooding and drainage planning policy.

Ecology

- 6.67 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.
- 6.68 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 RM. This information supplements and where necessary updates the information previously approved as part of the hybrid planning application.
- 6.69 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 The site includes a number of hedgerows, as well as shrub and tree planting lining the site boundaries, providing a mature landscaped setting.
- 6.72 An Arboricultural Impact Assessment (AIA) has been provided in support of the application.
- 6.73 The AIA outlines that no trees will need removing or pruning to facilitate the proposed development and the impact of the proposed development on nearby trees would be minimal. 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 AIA.

- 6.74 Overall, the proposed development would not have a significantly greater arboricultural impact than that which was previously assessed as part of the approved hybrid planning permission (as subsequently amended).

Energy

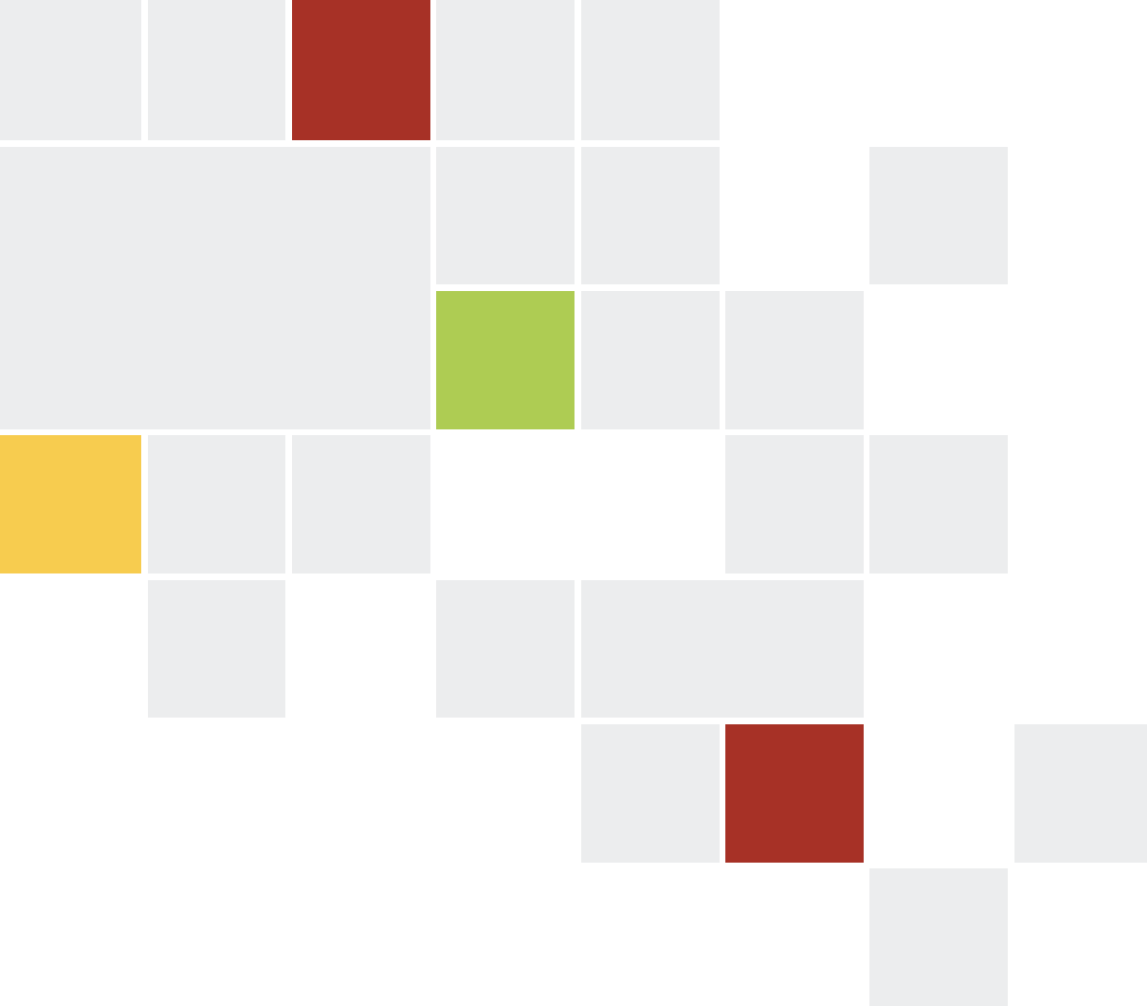
- 6.75 The proposed Energy Strategy for Parcel 13 has been based around the objectives of the Wokingham Borough Council Core Strategy Policies CP1 and Managing Development Local Plan Policy CC04 and CC05, and Climate Emergency Action Plan which cover Sustainable Development principles. It aims to ensure the development is constructed to rigorous energy performance standards.
- 6.76 The proposed Energy Strategy also accords with the requirements of Condition 49 from the S73 application associated with the development, which requires an improvement of 10% carbon over Part LA 2013 standards.
- 6.77 An Energy Statement is being prepared and will be submitted to support this application. The statement will set out the key measures proposed to minimise carbon dioxide emissions to meet Part L 2021 standards.

Planning Obligations

- 6.78 The RM application for Parcel 13 will be delivered in accordance with the S106 Agreement entered into as part of the Section 73 permission for the redevelopment of Hogwood Farm.
- 6.79 As such, no additional planning obligations are required in regard to this application.

7. SUMMARY AND CONCLUSIONS

- 7.1 The planning application to which this Planning Statement relates is submitted on behalf of Vistry Thames Valley and seeks RM approval for the erection of 56 dwellings, alongside public open space, internal access roads, parking, landscaping, footpaths and Sustainable urban Drainage Systems (SuDS).
- 7.2 The site is located in the northeastern corner of the Finchwood Park Development, which forms part of the wider Arborfield Garrison SDL.
- 7.3 The design and layout of the proposed development has been strongly informed by the principles established as part of the Section 73 planning permission and also the Site Wide Masterplan Framework Document.
- 7.4 Overall, the block structure of the development Parcel ensures that it is highly permeable and is designed to encourage movement within the parcel itself, and also across the wider SDL. The form and layout of the buildings and spaces respect the existing vegetation on site whilst delivering a high-quality development, which integrates well within its existing and future context.
- 7.5 Overall, this Planning Statement has demonstrated that the proposed development would be in conformity with the hybrid planning permission, the Development Plan of the Local Planning Authority (WBC) as well as national policy as set out in the NPPF.
- 7.6 The proposed development comprises a suitable and sustainable scheme which will deliver 56 new high-quality dwellings. The proposal will provide a mix of private and affordable dwellings as well as new public open space and associated infrastructure. The development would retain and enhance the existing landscape character of the area.
- 7.7 This planning application and the proposals contained therein are therefore commended to WBC for due consideration in order to deliver Parcel 13 of the Hogwood Farm development.



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