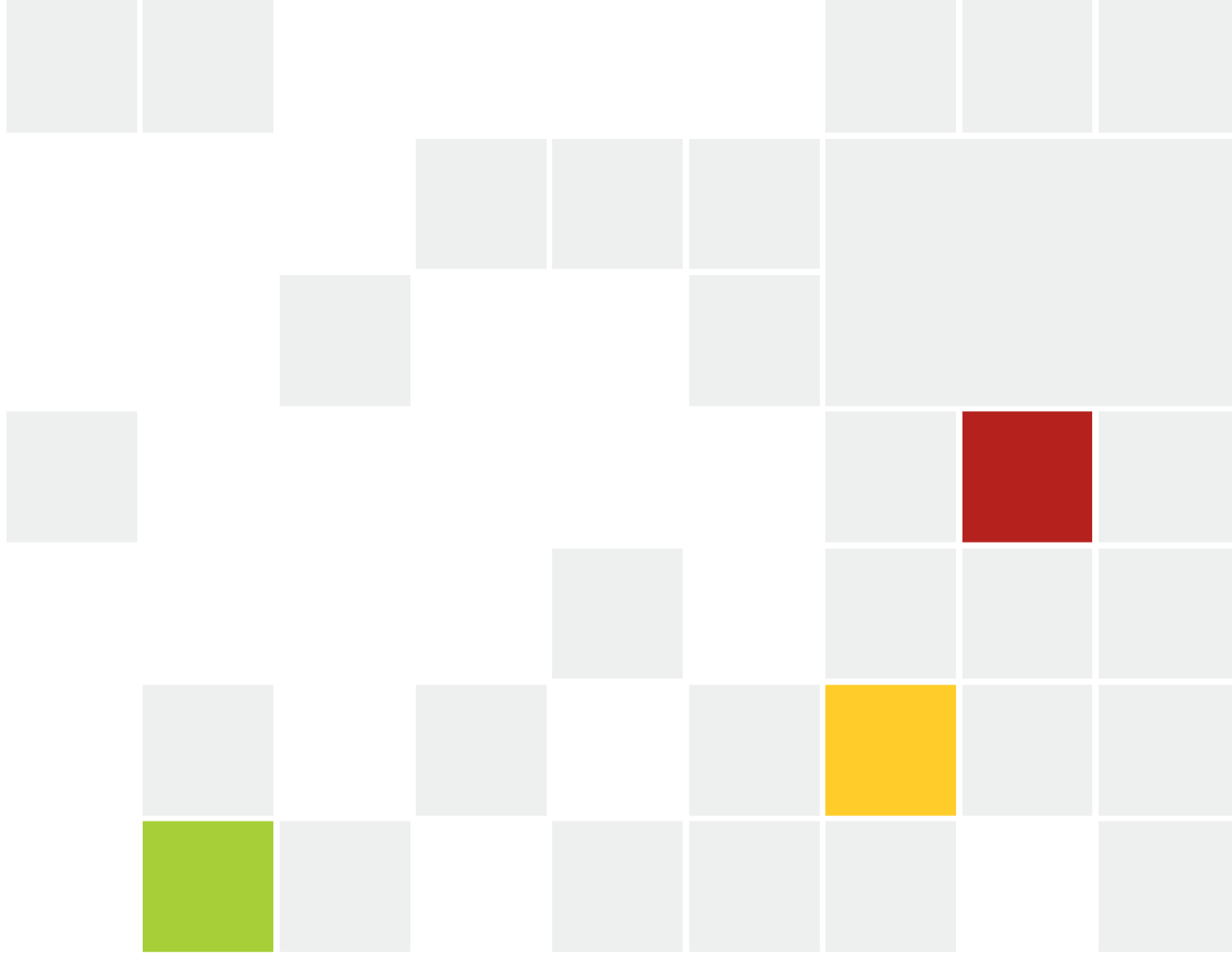




Neighbourhood Centre, Hogwood Farm,
Finchampstead
Planning Statement



Boyer

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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') planning application for the Neighbourhood Centre of the Hogwood Farm 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 This RM application follows the approval of previous RM applications at the site and recent pre-application engagement with WBC regarding the Neighbourhood Centre.

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 the Neighbourhood Centre of the Hogwood Farm Development, as shown on the approved Phasing Parameter Plan (Ref. CB_12_103_Parameter Plan_001 Rev K), alongside the Primary School as shown on the approved Landscape and Open Space Parameter Plan (Ref. CB_12_103_Parameter Plan_004 Rev M).

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 Cala 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 18 new residential apartments alongside the Neighbourhood Centre 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 18 apartments alongside the Neighbourhood Centre and associated infrastructure.”

- 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 applications and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The application site comprises agricultural fields, situated in the heart of the wider Hogwood Farm development, and to the west of the existing Hogwood Industrial Estate.
- 2.2 The site is immediately bounded to the north and east by the Nine Mile Ride Extension South (NMRES), which provides a strategic route through the SDL.
- 2.3 To the immediate south of the site lies the Southern Bus Loop, which provides a connection through the Hogwood Farm development for the future bus network.
- 2.4 Beyond this to the south lies the Development Parcel P10 which recently secured Reserved Matters approval (Ref. 231095). Whilst to the north west the site is surrounded by the proposed Primary School site, which will be delivered separately by Wokingham Borough Council (WBC).
- 2.5 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.
- 2.6 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

- 2.7 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.
- 2.8 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 planning permission 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 NMRES(S) was granted planning permission 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 development was granted planning permission 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 nearing completion with the majority of the homes now 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 granted planning permission 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.

Parcels 4 & 5 (Ref. 241524)

- 3.23 A RM application for Parcels 4 & 5 was submitted in June 2024. The application is currently pending determination. The description of 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 186 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.

Parcel 7 (Ref. 223435)

- 3.24 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.

- 3.25 The application was approved on 19 April 2023 and is currently under construction.

Parcel 9 (Ref. 221844)

- 3.26 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.

- 3.27 The application was approved on 21 December 2023.

4. PROPOSED DEVELOPMENT

Application Proposal

- 4.1 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 18 dwellings alongside the Neighbourhood Centre and associated infrastructure.”

- 4.2 The proposed development incorporates a single four storey building and provides two commercial units at ground floor level (with associated services) and 18 x 1 and 2 bedroom apartments above.
- 4.3 The building would be set back from the adjacent road frontage to provide a generous area of public open space, in the form of a Village Square. This would include high quality landscaping, play opportunities and hard landscaping capable of accommodating outdoor seating associated with the commercial units as well as future community events including markets.
- 4.4 The building would be served by an adjacent area of car parking, set within a high quality landscaped setting to the west. This would be served by two access points from the Southern Bus Loop, although a one way system would be in operation through the Neighbourhood Centre. This parking area would be shared and would function to serve visitors to the Village Square, commercial units and also drop off and collection for the Primary School, which is situated to the immediate west of the parking area.
- 4.5 In addition, there would be a separate area of car parking for residents of the apartments, which is situated immediately to the rear of the building. Whilst accessed through the shared car parking area, this would be clearly defined as a residents only parking area including through the use of appropriate materials and landscaping details.
- 4.6 All 18 of the apartments proposed will be affordable homes. The housing mix for the proposed development is summarised below:

Table 1: Proposed Housing Mix of Affordable Units

Unit Type	Number of Affordable Dwellings	% of Total Affordable Units
1 Bed Apartment	10	56
2 Bed Apartment	8	44
Total	18	100

- 4.7 The proposed housing includes 1 and 2 bedroom apartments and would meet affordable housing needs 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).
- 4.8 The approved affordable housing scheme for Hogwood Farm (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 Hogwood Farm development.
- 4.9 In conjunction with this application, a Reserved Matters application for Parcels 4 and 5 has been submitted (ref: 241524). The proposals for Parcels 4 and 5 incorporate 186 new homes, 55 of which will be affordable homes.
- 4.10 Accordingly, having regard to both RM applications, a total of 204 new homes would be provided, of which 36% would be affordable homes.
- 4.11 In addition, the applications also address a minor under provision of affordable housing on the previous P10 RM application (Ref. 231095), which resulted from rounding and was agreed with Officers to be addressed through the next RM application.
- 4.12 The overall design of the site has been strongly led by the Masterplan Framework Document for Hogwood Farm (which was approved as part of the S73 application (Ref. 181194)), whilst also responding to key opportunities and constraints including the future Primary School and the existing NMRES.
- 4.13 Pedestrian and cyclist permeability has been given careful consideration as part of the RM application, having particular regard to the key desire lines from across the wider site towards the future Primary School and Neighbourhood Centre.
- 4.14 Overall, the proposals will deliver a key community asset at the centre of the Hogwood Farm in the form of a high quality multi purpose space serving a range of local community needs.

Pre-Application Engagement

Pre-application Advice from Wokingham Borough Council

- 4.15 As part of the design and development of the Neighbourhood Centre, as well as the wider Hogwood Farm development, the Applicant engaged in pre-application discussions with Officers from WBC.
- 4.16 A written pre-application response was received from WBC on 12 March 2024. This followed a pre-application meeting with Officers on 19 February 2024.
- 4.17 Overall, the principle of development was considered acceptable, with Officers written comments focusing on additional areas of detail they would like to see further consideration given to. This included enhancing the visual relationship between NMRES and the Village Square, as well as enhancing the northern edge of space in which there was considered to be a greater opportunity for landscaping.

- 4.18** All of these elements have been addressed in the final RM scheme for the Neighbourhood Centre, with a detailed summary of the evolution of the proposals being set out in the Design and Access Statement which accompanies this submission.

Environmental Impact Assessment

- 4.19 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 (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.

National Policy

The National Planning Policy Framework (2023)

- 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 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)

5.11 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 Policy

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

Other Relevant Documents

- 5.18 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.
- 5.19 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.
- 5.20 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).

- 5.21 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 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 uses across the Hogwood Farm development.
- 6.12 The defined development areas across the site are classified as being predominately residential development with the exception of other community and infrastructure uses including the SANG, primary school, open space, outdoor sports, employment and potential allotment sites.
- 6.13 The parameter plans identify the application land as a Neighbourhood Centre immediately adjacent to an area of public open space. Condition 9 of the S73 decision notice (ref: 181194) also states that the "*Neighbourhood Centre shall contain no more than 500sqm of non residential floorspace*". This is in order to ensure there is no significant adverse impact upon the vitality of other centres within the District.
- 6.14 The overall non residential GIA of the Neighbourhood Centre is 476 sqm. This includes the back of house areas and refuse stores associated with the commercial uses.
- 6.15 Condition 11 of the S73 decision notice also requires no non-residential units provided within the Neighbourhood Centre to exceed 150 sqm (gross internal floorspace) unless otherwise agreed in writing by the Local Planning Authority.
- 6.16 The proposals incorporate two separate retail units. The first is approximately 72 sqm and accordingly in accordance with the requirements of Condition 11. The second retail unit is approximately 265 sqm and as such would exceed the 150 sqm restriction identified within Condition 11. However, as per the requirements of the condition, this has been the subject of discussion with the Local Planning Authority through the pre-application process and has been designed to meet the requirements of future operators for whom a smaller 150 sqm unit is unlikely to be suitable.
- 6.17 The provision of two separate retail units of differing sizes would introduce variety into the neighbourhood centre. However, by limiting the overall extent of non retail floorspace provided would still ensure that the intentions of the planning conditions, which seek to avoid any detrimental competition with other facilities would still be successfully achieved.
- 6.18 As part of pre-application discussions with Officers the open space area identified within the parameter plans has also developed into a multi purpose village square, which will tie the retail element of the Neighbourhood Centre with the adjoining Primary School, whilst providing wider civic opportunities.
- 6.19 Overall, this RM application would, therefore, accord with the parameter plans for land use and would provide commercial floorspace alongside a high quality public realm for use as a village square.

Density and Building Height

- 6.20 Drawing CB_12_103_Parameter Plan_005 Rev. I, approved as part of the NMA application (Ref. 230923), specifies the density for the various residential parcels of development. However, no density is attributed to the Neighbourhood Centre in the parameter plan.
- 6.21 The Building Heights Parameter Plan (CB_12_103_Parameter Plan_003 Rev I), which was approved as part of the NMA application, identifies that development within the Neighbourhood Centre will be up to 3 storeys (13m) in height.
- 6.22 Through the pre-application process with Officers, the Applicant has explored the suitability of a 4 storey building within the Neighbourhood Centre. The benefits of introducing a 4 storey building include the addition of further prominence to an important corner of the development, which can be suitably accommodated within the surrounding context. The 4 storey building also results in a reduced footprint to the building (compared to a 3 storey building) and as such there is also an increased provision of space for public realm and landscaping at ground floor level.
- 6.23 Overall, whilst this RM application therefore, seeks to introduce a 4 storey building into the Neighbourhood Centre it is considered that it still accords with the key principles of the parameter plans for the development, which seek to concentrate taller development adjacent to the NMRES.

Dwelling Types & Housing Mix

- 6.24 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.
- 6.25 The proposed development provides a mixture of 1 and 2 bedroom apartments. Given the central setting within the development and the mixed use context of this area, it is considered appropriate to deliver a small number of apartments within this location. The wider Hogwood Farm development and in particular the development parcels situated towards the edge of the Hogwood Farm development will deliver a wider range of dwelling types including a mix of houses and semi-detached and detached homes.
- 6.26 The proposed housing includes 1 and 2 bedroom apartments and would meet affordable housing needs 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).
- 6.27 The housing mix for the proposed development is summarised below:

Table 2: Proposed Housing Mix of Affordable Units

Unit Type	Number of Affordable Dwellings	% of Total Affordable Units
1 Bed Apartment	10	56
2 Bed Apartment	8	44
Total	18	100

- 6.28 The approved affordable housing scheme for Hogwood Farm (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 Hogwood Farm development.
- 6.29 In conjunction with this application, a Reserved Matters application for Parcels 4 and 5 (ref: 241524) has been submitted. The proposals for Parcels 4 and 5 incorporate 186 new homes, 55 of which will be affordable homes.
- 6.30 Accordingly, having regard to both RM applications, a total of 204 new homes would be provided, of which 36% would be affordable homes.
- 6.31 In addition, the applications also address a minor under provision of affordable housing on the previous P10 RM application (Ref. 231095), which resulted from rounding and was agreed with Officers to be addressed through the next RM application.
- 6.32 The affordable housing has been designed as 'tenure blind' and is distributed evenly throughout the development.
- 6.33 In addition, in accordance with Condition 50 of the hybrid planning permission at least 10% of affordable homes will be M4(2) compliant (which is considered to be the current equivalent of Lifetime Homes).
- 6.34 The proposed housing mix of the NC therefore responds 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.
- 6.35 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

- 6.36 Policy CP2 and CP3 of the Core Strategy requires 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.

- 6.37 The design and layout of the proposed development has been strongly informed by the principles established as part of the Section 73 (Ref. 181194) and also the Site Wide Masterplan Framework Document. Pre-application engagement and consideration of the site constraints and opportunities have further assisted in the development of the proposed layout.
- 6.38 The proposed development incorporates a single four storey building and provides two commercial units at ground floor level (with associated services) and 18 x 1 and 2 bedroom apartments above.
- 6.39 The proposed elevations reflect the design of the buildings on the opposite side of the Southern Bus Loop (within Parcel 10) and incorporates similar materials including red brick and slate coloured roofs. The form of the building has also been designed to reflect the Parcel 10 elevations including projecting gables and insert balconies, as well as design details such as brick arches, floor to ceiling glazing and spandrel panels, all of which provide additional architectural interest.
- 6.40 The building would be set back from the adjacent road frontage to provide a generous area of public open space, in the form of a Village Square. This would include high quality landscaping, play opportunities and hard landscaping capable of accommodating outdoor seating associated with the commercial units as well as future community events including markets.
- 6.41 The building would be served by an adjacent area of car parking, set within a high quality landscaped setting to the west. This would be served by two access points from the Southern Bus Loop, although a one way system would be in operation through the Neighbourhood Centre. This parking area would be shared and would function to serve visitors to the Village Square, commercial units and also drop off and collection for the Primary School, which is situated to the immediate west of the parking area.
- 6.42 In addition, there would be a separate area of car parking for residents of the apartments, which is situated immediately to the rear of the building. Whilst accessed through the shared car parking area, this would be clearly defined as a residents only parking area including through the use of appropriate materials and landscaping details.
- 6.43 Pedestrian and cyclist permeability has been given careful consideration as part of the RM application, having particular regard to the key desire lines from across the wider site towards the future Primary School and Neighbourhood Centre.
- 6.44 Overall, the proposals will deliver a key community asset at the centre of the Hogwood Farm in the form of a high quality multi purpose space serving a range of local community needs.
- 6.45 Further details of the proposed design and layout for the Neighbourhood Centre is set out in the Design and Access Statement which has been submitted in support of this RM application.

Landscape and Open Space

- 6.46 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.
- 6.47 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 in order to improve the accessibility and quality of local facilities.
- 6.48 The Village Square, which forms the primary open space within the Neighbourhood Centre has been conceived as a semi-formal, predominately hard paved area that acts as a key central space for the wider Hogwood Farm development, incorporating a multitude of opportunities for social interaction and informal play.
- 6.49 This includes a children's play area at the centre of the Village Square, which incorporates formal equipment, as well as a separate grassed area for more informal play opportunities. A variety of seating opportunities have been incorporated into the design to support supervision of the play area when in use.
- 6.50 Opportunities for landscaping, particularly tree planting has been incorporated throughout the layout for the Neighbourhood Centre. This has been designed to soften the proposed built form and hard surfaces, as well as providing screening to the adjoining NMRES, the Southern Bus Loop and the car parking area.
- 6.51 Further details of the landscape and open space proposals for the Neighbourhood Centre are provided in the Landscape Strategy and Design and Access Statement which accompany this application.

Transport and Highways

- 6.52 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.
- 6.53 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.
- 6.54 The Neighbourhood Centre would be served by an area of car parking, set within a high quality landscaped setting. This would be served by two access points from the Southern Bus Loop, although a one way system would be in operation through the Neighbourhood Centre. This parking area would be shared and would function to serve visitors to the Village Square, commercial units and also drop off and collection for the Primary School, which is situated to the immediate west of the parking area.

- 6.55 In addition, there would be a separate area of car parking for residents of the apartments, which is situated immediately to the rear of the building. Whilst accessed through the shared car parking area, this would be clearly defined as a residents only parking area including through the use of appropriate materials and landscaping details.
- 6.56 A full swept path analysis of the proposed layout for refuse and delivery vehicles has also been undertaken which demonstrates that t vehicles will be able to access, circulate and egress the site, routing within acceptable drag distances of all bin collection points.
- 6.57 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

- 6.58 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.
- 6.59 Car parking across the site has been designed in accordance with WBC standards and incorporates both allocated, unallocated and visitor car parking spaces across the Neighbourhood Centre.
- 6.60 For the residential apartments, one allocated car parking space is provided per dwelling alongside four unallocated spaces for use by visitors. This equates to a ratio of 0.2 spaces per dwelling, which accords with overall WBC requirements.
- 6.61 In addition, a covered cycle store which accommodates parking for 18 bicycles will also be provided, equating to 1 cycle space per dwelling and therefore, complying with WBC standards.
- 6.62 During pre-application discussions for the Neighbourhood Centre, Officers discussed the feasibility of combining drop off/pick up car parking for the future Primary School and the visitor parking associated with the proposed retail units. This arrangement was noted to optimise the space within the site and provides more opportunities for hard and soft landscaping along the frontage of the Neighbourhood Centre building.
- 6.63 To accord with WBC's parking standards for A1 Food Outlets a total of 17 parking spaces are required. WBC do not currently have any specific requirements for drop off/pick up parking provision in respect of Primary Schools.
- 6.64 Following discussions with Officers, a total of 30 parking spaces will be provided on the loop which serves as parking for the retail units and the school drop off/pick up. The 30 spaces does not include the lay-by along the western side of the loop road, which offers further drop

off/pick up or coach parking opportunities, which it is anticipated will be managed by the Primary School. The overall quantum of spaces has been informed by pre-application discussions with WBC and is considered sufficient to accommodate the parking demand from the commercial and education land uses.

- 6.65 In addition, at least 2 cycle stands will be provided for the retail land use along the frontage of the building within the village square. The stands will provide capacity for a total of 8 bicycles
- 6.66 With regards to the Primary School, it is anticipated that cycle parking and car parking spaces for staff will be provided within the Primary School boundary and as such will be identified and delivered through the future Reserved Matters application relating to this use.
- 6.67 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

- 6.68 Policy CC09 and CC10 from the MDD requires 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.
- 6.69 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.
- 6.70 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.
- 6.71 As identified in the Drainage Statement the drainage strategy for the Neighbourhood Centre has been developed utilising the following principles:
 - Run-off will be collected from roofs and hardstanding areas using a combination of rainwater pipes, gullies, permeable paving and rain gardens, and drained via pipe networks into the main gravity sewer network.
 - Impermeable catchment areas have been measured from the planning site layout which total 0.52 ha. The Southern Bus Loop and associated pedestrian and cycle path have been excluded from the impermeable area as they will be drained by the highway drainage network, which has already been designed and constructed.
 - The impermeable catchment area considered in this strategy equates to approximately 60% of the total development area within the redline boundary.

- No allowance for urban creep has been made to the impermeable area, as there are no private soft landscaped areas that could be made impermeable.
- A detailed hydraulic model has been created and the results for this model are contained in Appendix C of the Drainage Statement.
- Discharge from the Neighbourhood Centre is restricted to 5 l/s into the surface water sewer in the Southern Bus Loop. This sewer discharges into SANG Basin 3.
- Underground oversized pipes are proposed under the main central parking court to prevent flooding of the development for storm events up to and including the 1 in 100 year plus 40% allowance for Climate Change.
- SANG Basin 3 is already designed and constructed to accommodate runoff from the total catchment and discharge flows into the existing watercourse at a runoff rate of 17.7 l/s.

6.72 The proposed development for the Neighbourhood Centre is therefore in accordance with the recommendations of the side-wide FRA and ensures that surface water will be managed in accordance with the Neighbourhood Centre Drainage Strategy submitted in conjunction with this RM application. Accordingly, this RM application complies with flooding and drainage planning policy.

Ecology

6.73 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.

6.74 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 the discharge of conditions application associated with this RM. This information supplements and where necessary updates the information previously approved as part of the hybrid planning application.

6.75 The majority of the Neighbourhood Centre parcel currently comprises tall ruderal vegetation which are of limited nature conservation interest. There are however habitats of higher interest within and bordering the Neighbourhood Centre parcel in the form of mixed scrub.

6.76 The ecological surveys which have been undertaken have not recorded any Water Voles, Otters, Great Crested Newts or Dormice in the Neighbourhood Centre parcel.

6.77 No reptiles were recorded within the Neighbourhood Centre parcel during the updated 2023 reptile survey, previously low numbers of Slow-worm, Grass Snake and Common Lizard

have been recorded within the site. [REDACTED]

- 6.78 The ecological information which has been submitted in relation to the Neighbourhood Centre 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.
- 6.79 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

- 6.80 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.
- 6.81 An Arboricultural Impact Assessment (AIA) has been provided as part of the relevant planning conditions to demonstrate that the arboricultural impact of the proposed development is negligible. The site is devoid of any significant arboricultural features and predominately comprises of cleared land.
- 6.82 Overall, the proposed development would not therefore, have an adverse arboricultural impact.

Archaeology

- 6.83 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.
- 6.84 A Written Scheme of Investigation (WSI) has previously been submitted and approved by the Local Planning Authority (ref: 210685). Additional trenching requirements have been identified and these will shortly take place on site.
- 6.85 Following the additional trenching a further report will be submitted to the Local Planning Authority to provide the full results of the archaeological works undertaken, which in turn will fully discharge the requirements of Condition 61 of the outline planning permission.

Energy

- 6.86 The proposed Energy Strategy for the Neighbourhood Centre 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 the Climate Emergency Action Plan

which cover Sustainable Development principles. It aims to ensure the development is constructed to rigorous energy performance standards.

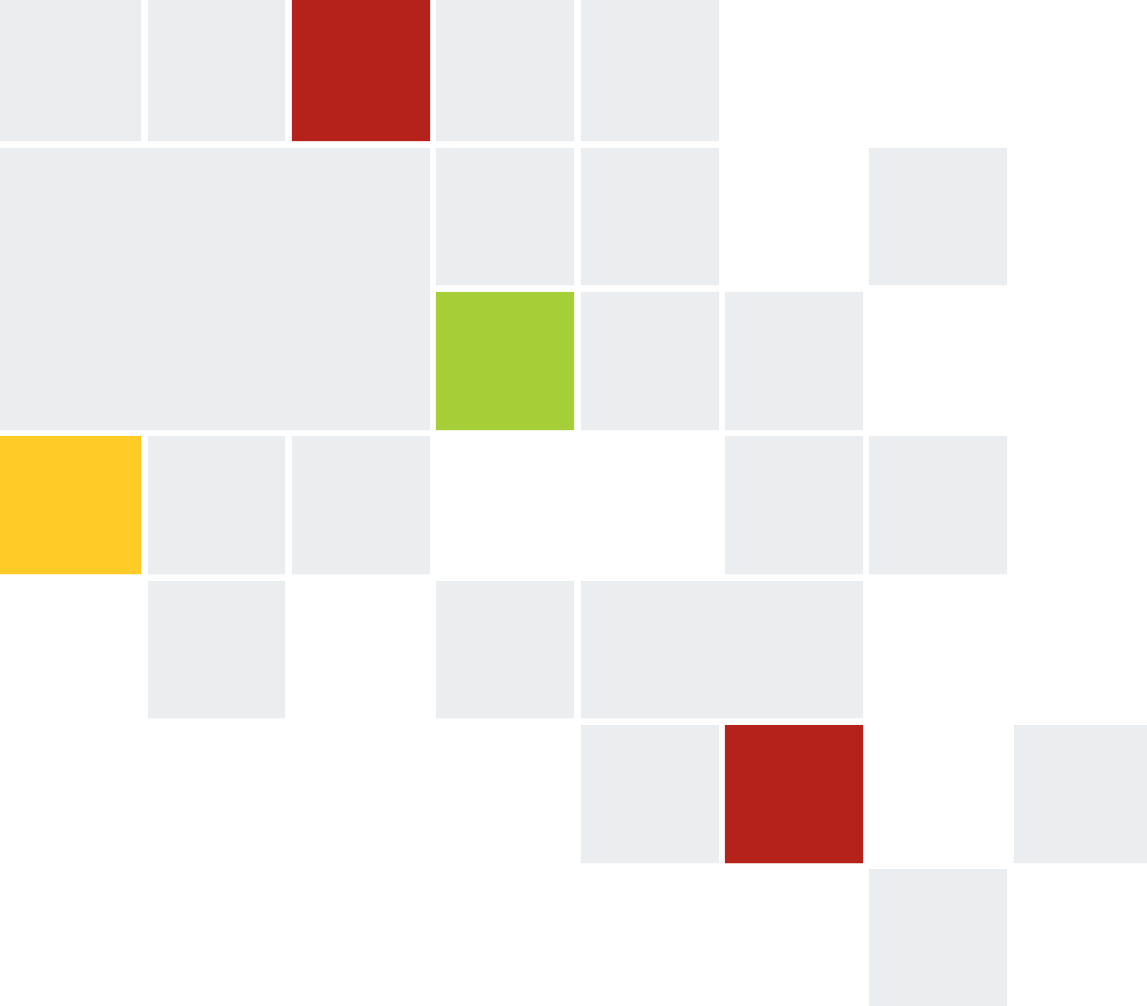
- 6.87 The proposed Energy Strategy also accords with the requirements of Condition 49 from the S73 application associated with the development, which requires an improvement of 10% carbon over Part LA 2013 standards.
- 6.88 In addition, the non residential elements of the application also comply with the requirements of Condition 48 from the S73 decision notice, which requires these to demonstrate they can achieve BREEAM 'very good' certification.
- 6.89 An Energy Statement has been prepared and is submitted with this application. The statement sets out that the key measures proposed to minimise carbon dioxide emissions will meet Part L 2021 standards.
- 6.90 As a result of these measures, the development will achieve a 66.72% carbon reduction over Part LA 2021 standards, which also represents a 50.93% energy demand reduction.

Planning Obligations

- 6.91 The RM application for the Neighbourhood Centre will be delivered in accordance with the S106 Agreement entered into as part of the Section 73 permission for the redevelopment of Hogwood Farm.
- 6.92 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 Cala Homes (Thames) Ltd and seeks RM approval for the delivery of the Neighbourhood Centre at Hogwood Farm.
- 7.2 The Neighbourhood Centre will deliver a key community asset at the centre of the Hogwood Farm in the form of a high quality multi purpose space serving a range of local community needs
- 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 design ensures that it is highly permeable and is designed to encourage movement into the Neighbourhood Centre and also across the wider SDL. The form and layout of the building and spaces delivers 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 18 new high-quality dwellings. The proposal will provide affordable dwellings as well as a Neighbourhood Centre and associated infrastructure.
- 7.7 This planning application and the proposals contained therein are therefore commended to WBC for due consideration in order to deliver the NC of the Hogwood Farm development.



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