

29 July 2024
Our Ref: 17.1070

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Dear Joanna,

Re: Submission under the Town and Country Planning Act 1990 (as amended) for Reserved Matters approval in relation to the Neighbourhood Centre at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY

On behalf of our client, Cala Homes (Thames) Ltd, we are pleased to submit a Reserved Matters (RM) planning application in relation to the Neighbourhood Centre at Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

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

The Site

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

The application site comprises of agricultural fields located in the heart of the Hogwood Farm development. 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. 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. Beyond this to the south lies the Development Parcel P10. To the north west the site is surrounded by the proposed Primary School site, which will be delivered separately by Wokingham Borough Council (WBC).

The Proposed Development

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

“Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 18 dwellings alongside the Neighbourhood Centre and associated infrastructure.”

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.



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.

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.

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.

All 18 of the apartments proposed will be affordable homes. The RM application for the Neighbourhood Centre has been submitted concurrently with an RM application for Parcels 4 and 5. This will deliver an additional 186 homes, 55 of which are affordable. Accordingly, across the two RM applications a total of 204 homes are proposed, of which 36% are affordable, thereby meeting the S106 requirement for an overall provision of 35% and also addressing a previous 0.23% under provision in Parcel P10.

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.

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.

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.

Environmental Impact Assessment

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

Application Documents and Application Fee

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

The application fee of £15,856 has been paid via BACS to Wokingham Borough Council.

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

Yours sincerely



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