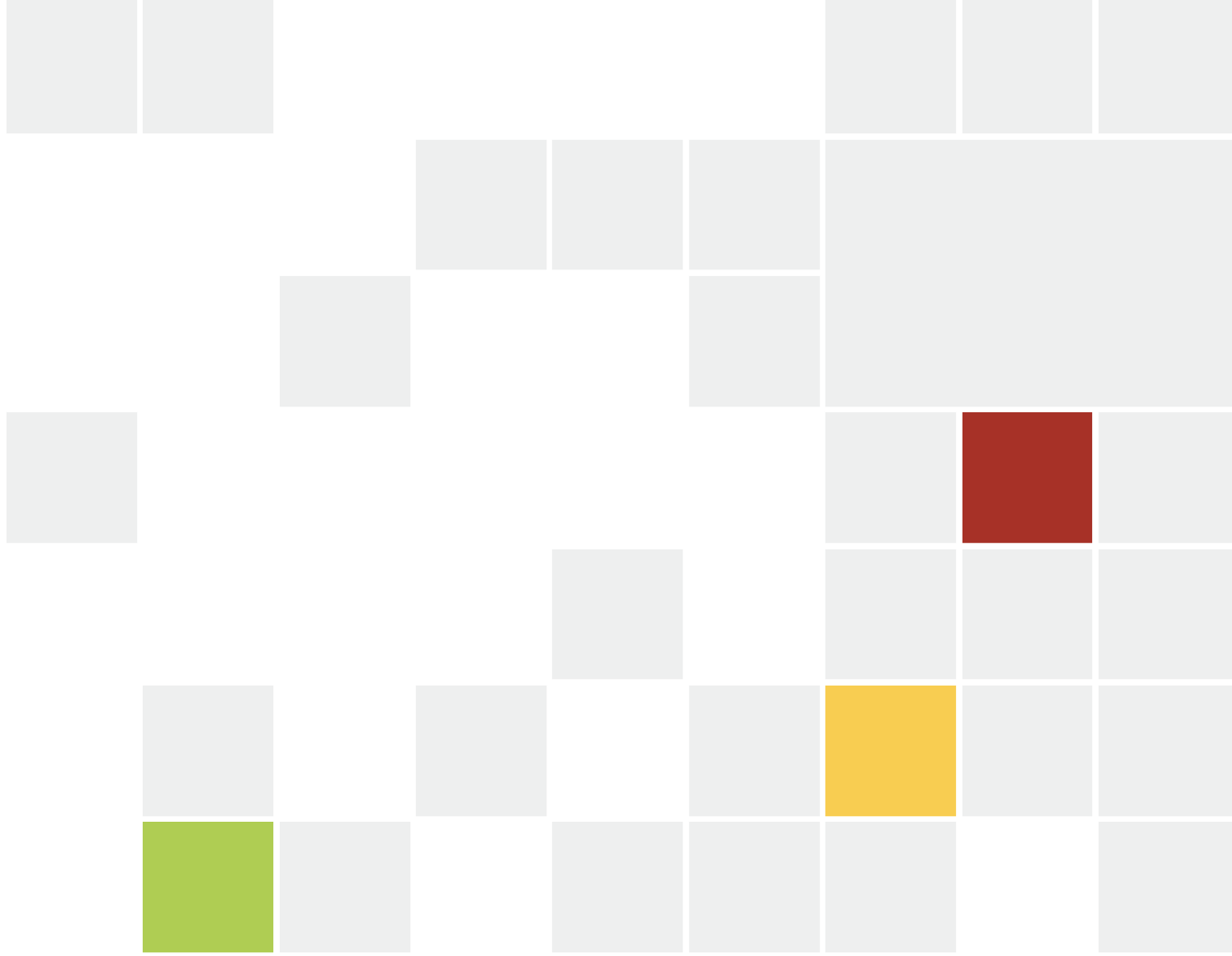
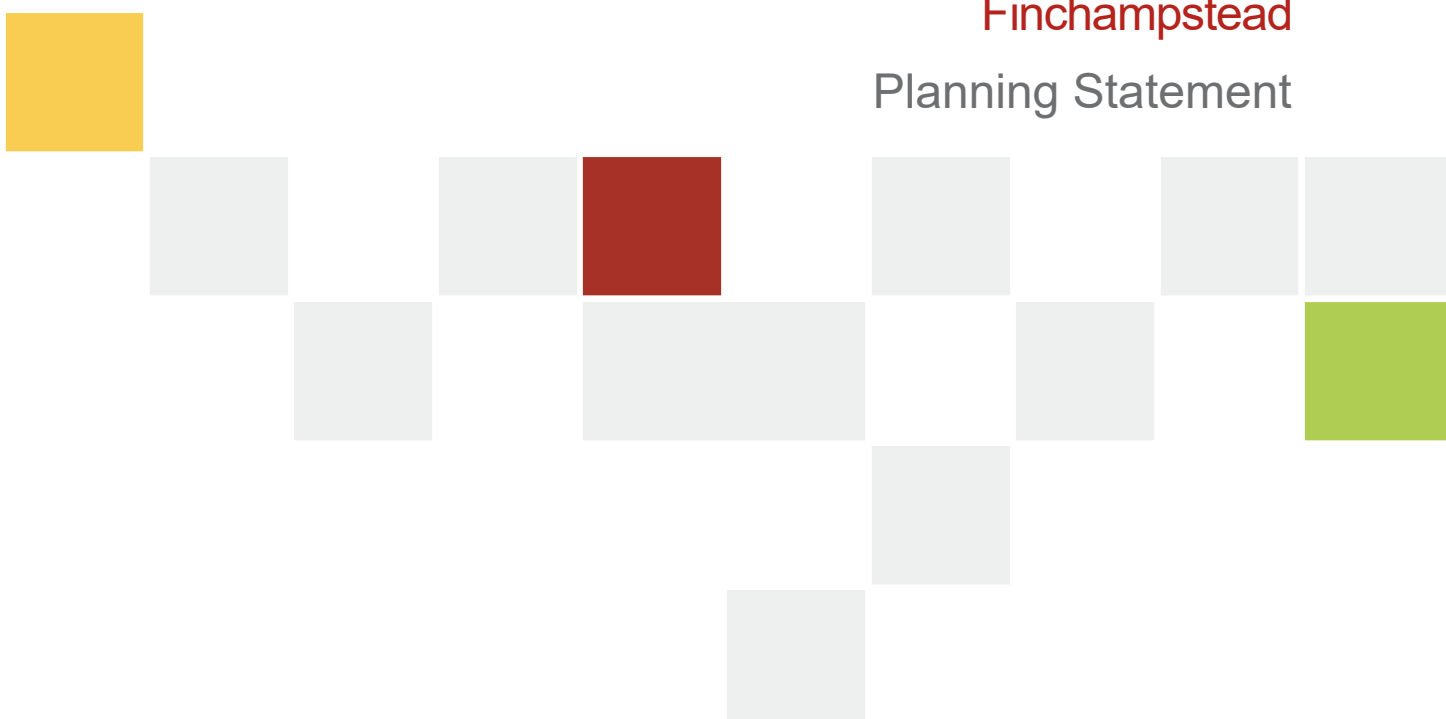




Land South of Parcel 15, Hogwood Farm,
Finchampstead
Planning Statement



Boyer

Prepared on behalf of Cala Homes (Thames) Ltd | October 24

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Cala Homes (Thames) Ltd ('Cala') ('the Applicant'). This Statement is submitted to Wokingham Borough Council ('WBC') in support of a Full planning application for Land to the South of Parcel 15 at Hogwood Farm, Finchampstead.
- 1.2 Hogwood Farm forms the southern portion of the Arborfield Garrison Strategic Development Location (SDL). Once completed, Hogwood Farm will form a sustainable new village incorporating 1,500 new homes, a neighbourhood centre, primary school, sports facilities, allotments, play areas, public space, SANG and employment facilities.
- 1.3 Construction of the development commenced in 2019 with several Phases of the development now being occupied, alongside the opening of the SANG and the Nine Mile Ride Extension South (NMRES).
- 1.4 In 2022, Cala secured Reserved Matters ('RM') approval (Ref: 220175) for the delivery of Parcels 14 and 15 at Hogwood Farm. As part of this application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 1.5 However, the detailed design and delivery of these facilities was anticipated to be brought forward by WBC utilising CIL funds, with the S106 Agreement for the Hybrid planning permission securing an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities.
- 1.6 Cala have since commenced construction of Parcels 14 and 15 and have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments. Through these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 1.7 Cala share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity.
- 1.8 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which would see Cala delivering the facilities rather than the Council delivering these via CIL. Cala would deliver the facilities directly in conjunction with their existing construction activities on site, enabled by the delivery of the additional 48 homes proposed by this application.
- 1.9 To facilitate the early delivery of this community infrastructure on the site, Cala have worked closely with Officers, which has included extensive pre-application engagement, to develop a comprehensive masterplan for Land to the South of Parcel 15 to deliver a new, high quality and exciting community hub, which will incorporate:
 - A new Senior Football Pitch, AGP floodlit 3G Pitch and informal kick about area;

- New play areas for a variety of age ranges including a BMX track;
 - A high quality Pavilion Building;
 - A dedicated 94 space car park to serve the Pavilion and sports facilities;
 - 1.5ha of allotments including dedicated and secured car parking;
 - 48 new high quality homes; and
 - The final section of the bridleway to provide wider connectivity.
- 1.10 These proposals will be secured through two concurrent planning applications namely a Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park and a separate Full planning application for the residential development, to which this Planning Statement relates.
- 1.11 This planning application should therefore be read in conjunction with the separate Reserved Matters ('RM') application submitted concurrently to WBC, which relates to the sports facilities, pavilion building, play areas, allotments and bridleway and will sit adjacent to this application.
- 1.12 In addition, a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters application, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

Description of Development

- 1.13 The planning application to which this Statement relates seeks Full planning permission for the erection of 48 dwellings on Land to the South of Parcel 15. The description of development, as set out on the application form, is as follows:

"Full planning permission for the erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage."

- 1.14 The proposed development has been the subject of detailed and collaborative pre-application discussions with Officers at WBC, further details of which can be found within **Section 4** of this Statement.

Accompanying Documentation

- 1.15 This submission is accompanied by a number of drawings and reports, which provide additional technical information and demonstrate how the proposals comply with the Development Plan, as well as to the key principles established as part of the Hybrid planning permission (Ref: 0/2014/2179 and 140674) and thereby ensure the successful integration of the development with the wider Hogwood Farm site.
- 1.16 The documents and drawings which accompany this planning application are set out in a separate list, which accompanies this submission.

Structure of this Planning Statement

1.17 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 and details pre-application engagement;
- **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 currently comprises 2.16ha of grassland situated within the south eastern corner of the Hogwood Farm development.
- 2.2 The site is situated immediately to the south of Parcel 15, which is a residential Parcel of development within the Hogwood Farm development.
- 2.3 Reserved Matters approval (Ref: 220175) for Parcels 14 and 15 was secured in July 2022 and is currently under construction. Much of the parcel is occupied and the parcels will be fully completed by summer 2025.
- 2.4 The approved layout for Parcels 14 and 15 incorporated a perimeter road along the southern boundary in order to provide vehicular connections into the sports facilities and allotments proposed to the south.
- 2.5 The application site is situated immediately south of the perimeter road and is accessed from it, thereby forming a logical extension of the approved residential development in Parcels 14 and 15.
- 2.6 The relationship between Parcels 14 and 15 and the application site are illustrated in Figure 1. This also illustrates the comprehensive masterplan for Land South of Parcel 15, which includes the associated sports facilities, pavilion, allotments, bridleway and play areas (as outlined in yellow). These form part of a separate Reserved Matters application.

Figure 1. Application Site Shown Within Its Surrounding Context



- 2.7 With regards to the wider site context, to the south of the site lies Park Lane, from which Shepperlands Stables is accessed. The boundaries of Shepperlands Stables adjoin the eastern edge of the site and it is understood that the site currently comprises a mixture of uses including a residential dwelling, stables and a series of light industrial/commercial uses.
- 2.8 To the west of the site, beyond the existing field boundary, lies the area to be delivered as West Court SANG by Crest Nicholson. This forms part of the wider SDL development and adjoins the existing Hogwood Farm SANG, which is situated to the immediate west. Within the centre of the West Court SANG lies West Court, a Grade II Listed former Manor House, which is currently being converted into a hotel and spa.

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 Planning 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.

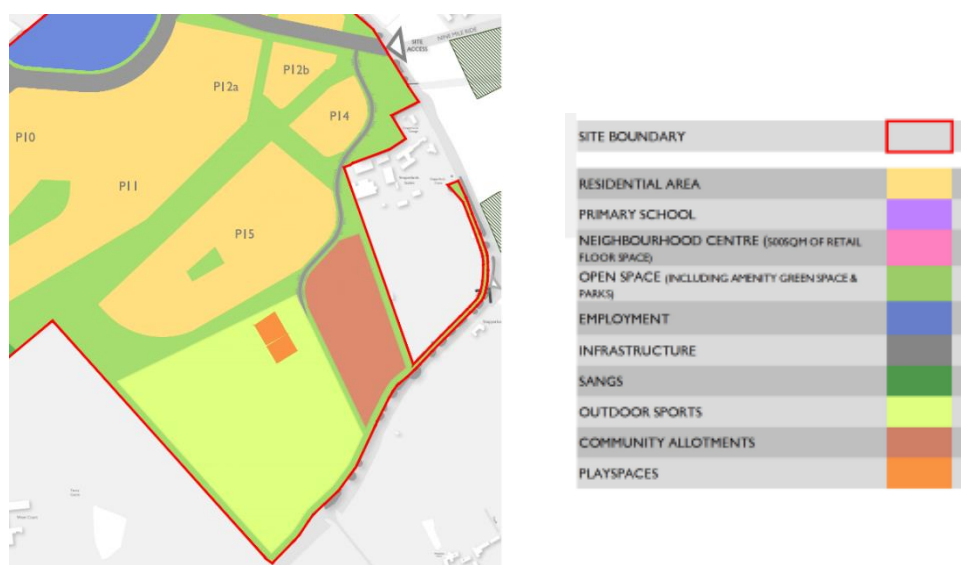
Non-Material Amendment (Ref. 230923)

- 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.

- 3.11 An extract of the approved Land Use Parameter Plan is provided at Figure 2. This illustrates the proposed uses of Parcels 14 and 15 for residential development and land to the south for use as outdoor sports, playspaces and allotments.
- 3.12 It is noted that a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans (including that shown in Figure 2) for the Hogwood Farm site to reflect the revised land use arrangements now proposed.

Figure 2. An Extract of the Land Use Parameter Plan



Parcel 14 and 15 RM Application (Ref. 220175) & Non Material Amendments

- 3.13 A 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.

- 3.14 As part of this RM application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 3.15 However, the detailed design and delivery of these facilities would be delivered by WBC utilising CIL funds, with the S106 Agreement for the Hybrid planning permission securing an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities.
- 3.16 An extract of the layout is provided below at Figure 3 for context. This reflects the two Non-Material Amendment applications (Refs: 222334 and 223479) approved following the RM to incorporate alterations to footpath connections, junction arrangements and other technical matters arising from the technical approval process and Officer comments following the RM approval.
- 3.17 The layout indicatively showed allotments, tennis courts, sports pitches (grass and 3G), car parking and a pavilion. However, as Officers are aware, this part of the layout was not subject to any technical due diligence, which would have been undertaken by WBC as part of their detailed design. The layout has evolved since this initial concept both through discussions with Officers with regards to type of facilities and technical due diligence including a detailed levels and drainage strategy.

Figure 3. Extract of the Reserved Matters Layout for Parcels 14 and 15



4. PROPOSED DEVELOPMENT

Application Context

- 4.1 As identified in the previous Sections of this Planning Statement, Cala secured Reserved Matters ('RM') approval (Ref: 220175) for the delivery of Parcels 14 and 15 at Hogwood Farm in 2022. As part of this application Cala demonstrated how the sports facilities and allotments situated to the south of the residential parcels could be delivered in the future.
- 4.2 The detailed design of these facilities would however, be brought forwards at a later date by WBC utilising CIL funds to deliver the sports facilities and allotments. The S106 Agreement for the Hybrid planning permission secured an obligation for Cala to transfer the undeveloped land to WBC for construction of the facilities. This transfer of land from Cala to WBC has not yet taken place.
- 4.3 Cala have since commenced construction of Parcels 14 and 15 and have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments to ensure that they are delivered as soon as possible for the new and wider community.
- 4.4 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which would be undertaken by Cala in conjunction with their existing construction activities on site.
- 4.5 To facilitate the early delivery of the sports facilities for the benefit of new residents and the wider community, 48 new market homes are proposed on the land alongside the sports facilities and allotments.
- 4.6 As demonstrated by the viability assessment, the 48 new homes are required to enable the delivery of the sports hub facilities by Cala. The costs associated with delivering the sports hub land, pavilion and allotments is borne by Cala, not WBC as originally proposed. The benefit of this approach is twofold. Firstly, it secures the delivery of the facilities and secondly, secures the delivery of the facilities earlier than expected. In addition, it enables WBC to invest the CIL receipts, which would have funded this infrastructure delivery, into other key infrastructure within the Borough. Moreover, the 48 new homes will create their own CIL receipt which will provide more monies to be invested in other key infrastructure in the Borough.
- 4.7 This application is supported by an independent viability assessment to demonstrate and justify this approach. Whilst the assessment concludes that a greater number of homes could be argued for and/or reduced s106 contributions, Cala do want to ensure that a comprehensive package of facilities is delivered for the community. As such, the application proposals include 48 new homes alongside the delivery of the community facilities.
- 4.8 In order to facilitate the early delivery of this community infrastructure, Cala have worked closely with Officers, which has included extensive collaborative pre-application engagement, to develop a comprehensive masterplan for Land to the South of Parcel 15. As

Officers are aware, the masterplan is a result of detailed technical analysis alongside an understanding of the Council's aspirations and needs for the local community.

- 4.9 These proposals will be secured through two concurrent planning applications namely a Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park and a separate Full planning application for the residential development, to which this Planning Statement relates.
- 4.10 The following Section summarises the pre-application engagement undertaken with WBC to date and provides an overview of the proposed development, which forms the basis of this application, namely the residential portion of the proposals.

Pre-Application Engagement

Pre-application with Wokingham Borough Council

- 4.11 Having secured RM approval for Parcels 14 and 15 in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments. Through these discussions, Cala have sought to understand the timescales for the delivery of the facilities given the potential construction movements through Parcels 14 and 15 (to deliver the facilities) and the increasing level of occupations across the site.
- 4.12 Cala continue to share the objective of the Council, Parish Council and local residents to deliver these key supporting facilities at the earliest opportunity and have therefore, sought to work collaboratively with the Council to secure their delivery.
- 4.13 Through those discussions an opportunity to secure the early delivery of the sports facilities and allotments has been identified, which would see Cala delivering the facilities rather than the Council delivering these via CIL. Cala would deliver the facilities directly in conjunction with their existing construction activities on site, enabled by the delivery of the additional 48 homes proposed by this application.
- 4.14 In order to facilitate the early delivery of the community infrastructure at Hogwood Farm, Cala have worked closely with Officers at WBC to develop a comprehensive masterplan for Land to the South of Parcel 15.
- 4.15 Formal pre-application engagement with Officers began in November 2023. An extract of the initial layout proposals presented by Cala is provided below in Figure 4.
- 4.16 The initial proposals sought to limit the extent of changes to the masterplan proposals identified with the approved Parcel 14 and 15 Reserved Matters. Accordingly, the key alterations were the introduction of residential development to the east and the associated re-location of the allotments to the west. This option was discussed with Officers who raised concerns about the separation of the sports facilities across the existing tree belt and a lack of landscape buffer along the edges of the development to provide a transition into the countryside.

Figure 4. Extract of November 2023 Pre-Application Proposals



- 4.17 Through discussions with Officers, it was however identified that undertaking a more comprehensive and holistic review of the site would be beneficial and allow key constraints to be better addressed. As such, a series of options were presented to Officers (which are illustrated in full in the accompanying Design and Access Statement). These options were discussed and debated in depth resulting in a preferred option, albeit without a detailed level of technical diligence.
- 4.18 The preferred land use arrangement which arose from these discussions is illustrated in Figure 5 and has formed the basis of the masterplan proposals.

Figure 5. Extract of Land Use Options Plans from Pre-Application Engagement



- 4.19 Whilst the above extract has formed the primary basis of the submitted proposals it is noted that following further technical analysis and discussions with Officers it was agreed to re-locate the proposed Pavilion to the west of the tree belt and therefore, co-locate this facility with the sports pitches themselves. Additional car parking was also introduced for the sports facilities to ensure there would be adequate provision when multiple pitches are in use at the same time.
- 4.20 Officers did not raise any concerns with regards to the residential layout through the pre-application discussions, including in relation to the quantum of homes proposed, garden sizes or parking provision.
- 4.21 A full summary of the evolution of the proposals for Land to the South of Parcel 15 are set out in the Design and Access Statement which accompanies this submission.
- 4.22 However, in summary the key elements of the preferred option, which now form the basis of this planning application include:
- Provision of a 20m landscape buffer along the entire eastern boundary to provide a strong green edge to the development;
 - Extending residential development along a east-west alignment, rather than a north-south in order to provide a southern green edge to the development;
 - Access to the allotments and sports facilities car park directly from the Parcel 15 perimeter road to ensure clear legibility and connectivity;
 - Re-location of the play areas to coincide with the sports facilities and pavilion building, whilst still maintaining strong connections to the adjacent residential Parcels; and
 - Sports facilities provided along the western edge to provide a green transition between the Hogwood Farm development and the adjoining West Court SANG.

Application Proposal

- 4.23 As identified above, two concurrent planning applications have been submitted to WBC to secure the delivery of the comprehensive masterplan proposals for Land to the South of Parcel 15.
- 4.24 This Full planning application relates to the residential element of the development, whilst a separate RM application has also been prepared in relation to the sports facilities, pavilion building, allotments, play areas and associated car parking facilities.
- 4.25 It is noted that a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.
- 4.26 The proposed development which comprises this Full planning application is therefore:
- 48 new market dwellings;

- New vehicular access from Parcel 15 and associated internal roads; and
- Associated car parking, landscaping, drainage and cycle storage.

- 4.27 The residential proposals incorporate 48 new houses ranging in size from 2 to 4 bedroom homes. Given the location of the development, at the south eastern extent of the Hogwood Farm development it was considered houses, which reflect the prevailing form of the adjacent Parcel 15 layout were the most appropriate design response in this location.
- 4.28 In order to ensure that the proposed homes integrate with the existing Parcel 15 proposals, the dwellings have been orientated to face the existing south-eastern edge of Parcel 15 and thereby, provide an additional frontage to the previously approved perimeter road. The proposed development is considered a logical extension to parcel 15 integrating both in form, scale and materiality.
- 4.29 All of the houses are two storeys in height with a number incorporating single storey rear elements or single storey garages.
- 4.30 To ensure the proposed material palette is consistent with the design principles approved as part of the Parcel 14 and 15 RM application, brick is the predominant material proposed, with two variant tones of red utilised to provide variety, alongside complimentary roof tones. Tile hanging and cladding have been incorporated on key corners of the development to provide additional visual interest and legibility.
- 4.31 The housing mix for the proposed development is summarised below:

Table 1: Proposed Housing Mix

Unit Type	Number of Dwellings	% of Total
2 Bed Houses	16	33
3 Bed Houses	3	6
4 Bed Houses	29	60
Total	48	

- 4.32 A 20m landscape buffer is provided along the eastern boundary of the site, which provides a green edge to the development as well as providing opportunities for biodiversity enhancements.
- 4.33 The dwellings would be accessed directly from the perimeter road approved as part of the Parcel 15 proposals or from a new access and associated road network provided within the Parcel. This is accessed directly from the perimeter road of Parcel 15 and has been designed at 6.1m to accommodate potential vehicle movements associated with the sports facility car park to the south.

- 4.34 Car parking provision has been designed having regard to Appendix 2 of the MDD. In line with WBC's requirements, a total of 150 car parking spaces are provided, comprising 96 allocated spaces and 32 spaces within garages. An additional 22 unallocated/visitor spaces are also proposed.
- 4.35 Garages across the development have been designed to have internal dimensions of 3m x 7m and therefore, in accordance with WBC standards will provide sufficient cycle parking. Any dwellings without a garage will be provided with cycle storage lockers or sheds within their rear gardens.
- 4.36 All of the homes proposed are compliant with the nationally described space standards (NDSS) and 19% of the homes are M4(2) compliant. This would accord with Policy TB05 of the MDD which requires a proportion (normally 10-20%) of homes to be built to Lifetime Homes Standards, which has subsequently been superseded by the M4(2) standards.
- 4.37 Cala will also implement their Urban Wildlife Strategy on the proposed development to integrate opportunities for urban wildlife into each home and garden. All new homes proposed will include the following as a minimum:
- An average of one swift nesting feature per house and apartment building;
 - Each house and apartment block to have at least one bat roosting feature;
 - Each house and apartment block which have boundary walls to have at least one invertebrate brick;
 - Where the rear garden of the property adjoins other gardens or any other form of green space to include hedgehog friendly fencing; and
 - One native tree sapling as standard in each garden.
- 4.38 The proposals embrace sustainability through delivering gas free homes, using sustainable modern methods of construction and providing electric vehicle charging points (EVCP).
- 4.39 The new homes will utilise fabric first measures, air source heat pumps (ASHP) and PV panels are proposed for the new homes to meet local planning policy.
- 4.40 Every home will be provide with an electric vehicle charging point.

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), the Managing Development Delivery Local Plan (2014), and the Finchampstead Neighbourhood Plan.
- 5.4 The National Planning Policy Framework (2021), 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.

NPPF Consultation – July 2024

- 5.13 The Ministry of Housing, Communities and Local Government (‘MHCLG’) published a consultation on 30 July 2024 in relation to proposed amendments to the NPPF. The consultation is open until 24 September 2024.
- 5.14 The introduction of the consultation identifies that the amendments proposed to the NPPF “*are vital to deliver the Government’s commitments to achieve economic growth and build*

1.5 million new homes". This includes reversing "*changes to the NPPF made in December 2023 which were detrimental to housing supply*".

- 5.15 In addition to the consultation documents themselves, the Secretary of State for Housing, Communities and Local Government published a Written Ministerial Statement ('WMS') on 30 July 2024. In the WMS, the Secretary of State is clear that the proposed amendments to the NPPF represent a clear and purposeful direction of travel, toward ensuring that there are a sufficient number of homes being built, and that they are being delivered in sustainable locations.
- 5.16 In this context, it is clear that the NPPF is set to be updated meaningfully and purposefully to achieve these aims, and that such amendments represent the 'First Step of a Bigger Plan' to bring forth the '*...decade of renewal that the country so desperately needs*'. As the Secretary of State declares; '*There is no time to waste. It is time to get on with building 1.5 million homes*'.
- 5.17 The WMS is a material consideration in the determination of this planning application.

Local Policy

- 5.18 As indicated above, the Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), the Management Development Delivery (MDD) Local Plan (2014) and the Finchampstead Neighbourhood Plan.
- 5.19 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
 - CP5 – Housing mix, density and affordability
 - 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
- 5.20 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 planning 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

- 5.21 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.
- 5.22 Due to the early stage of the Local Plan Update, it does not carry any weight when determining this application.

Other Relevant Documents

- 5.23 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.
- 5.24 The Arborfield Garrison SPD does not contain detailed proposals for the SDL but is a material consideration in determining the appropriateness of planning applications.
- 5.25 Further guidance of relevance to the development of Hogwood Farm is also included in the following SPD's:
- The Borough Design Guide SPD (2012);
 - Affordable Housing SPD (2013); and
 - The Sustainable Design and Construction SPD (2010).
- 5.26 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 to support housing delivery in the Borough. Policy CP18 of the Core Strategy sets out the requirements for the SDL which is to deliver *'a sustainable, well-designed mixed-use development'*.
- 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.
- 6.4 Hybrid planning permission for the site was originally granted by WBC in January 2017. This established the principle for development across the site.
- 6.5 The proposals form part of a comprehensive masterplan in order to secure the early delivery of community infrastructure associated with the Hogwood Farm development and Hybrid planning permission.
- 6.6 It has however, been necessary to submit two separate planning applications to secure the delivery of these proposals. The first is a RM application, which incorporates the play areas, sports facilities, pavilion building, allotments, car park and bridleway.
- 6.7 The second application is a Full planning application, which this Statement relates to and is associated with the residential element of the proposals.
- 6.8 As identified above, the residential development would be situated within an allocated SDL, which is identified within planning policies as a highly sustainable location, suitable for delivery housing growth alongside associated infrastructure. The principle of residential development in this location is therefore, supported by the Development Plan.
- 6.9 Furthermore, the proposals are also supported by the Finchampstead Neighbourhood Plan, which forms part of the Development Plan and identifies at Policy AHD1 that development proposals within Hogwood Farm will be supported. This includes those which would provide higher residential development densities than those envisaged by WBC policy documents provided that they comply with other design and layout criteria as applicable to the site.
- 6.10 Whilst the 48 new homes falls outside the 1,500 homes consented under the Hybrid planning permission, the new homes support the delivery of the community infrastructure, as well as providing additional family homes in a sustainable and allocated site.
- 6.11 Given, however, that the proposals for this area have evolved through recent discussions with WBC Officers and Cala, in response to a desire to deliver the community infrastructure

at the earliest opportunity, the existing parameter plans for the Hogwood Farm site do not account for the additional 48 homes proposed as part of this application.

- 6.12 Consequently, a separate Full planning application is required to secure the delivery of these new homes, which would otherwise exceed the 1,500 homes secured under the Hybrid planning permission for the Hogwood Farm development.
- 6.13 However, it is noted that a separate Non Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters applications for Land to the South of Parcel 15, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.
- 6.14 This would include a reduction to the total allotment provision originally anticipated in the parameter plans for Hogwood Farm in order to accommodate the additional 48 homes required to fund the delivery of the community infrastructure.
- 6.15 The comprehensive masterplan does however, retain 1.5ha of high quality allotment land, which has been carefully designed with WBC Officers to ensure it provides a range of pitch sizes and associated facilities in order to deliver a high quality community facility, which would meet the needs of future residents.
- 6.16 Overall, the principle of residential development at Hogwood Farm aligns with the spatial strategy for the Borough as well as the associated Development Plan policies for the SDL.

Layout and Design

- 6.17 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.
- 6.18 The design and layout of the proposed development has been strongly informed by the principles established for the wider Hogwood Farm development. Pre-application engagement and consideration of the site constraints and opportunities have further assisted in the development of the proposed layout.
- 6.19 In order to ensure that the proposed homes integrate with the existing Parcel 15 proposals, the dwellings have been orientated to face the existing south-eastern edge of Parcel 15 and thereby, provide an additional frontage to the previously approved perimeter road.
- 6.20 All of the houses are two storeys in height with a number incorporating single storey rear elements or single storey garages.
- 6.21 To ensure the proposed material palette is consistent with the design principles approved as part of the Parcel 14 and 15 RM application, brick is the predominant material proposed, with two variant tones of red utilised to provide variety, alongside complimentary roof tones. Tile

hanging and cladding have been incorporated on key corners of the development to provide additional visual interest and legibility.

- 6.22 A 20m landscape buffer is also provided along the eastern boundary of the site, which provides a green edge to the development as well as providing opportunities for biodiversity enhancements.
- 6.23 Further details of the proposed design and layout for the development proposals are set out in the Design and Access Statement which has been submitted in support of this full application.

Housing Mix & Residential Amenity

- 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 housing mix for the proposed development is summarised below:

Table 1: Proposed Housing Mix

Unit Type	Number of Dwellings	% of Total
2 Bed Houses	16	33
3 Bed Houses	3	6
4 Bed Houses	29	60
Total	48	

- 6.26 The proposals incorporate 48 new houses ranging in size from 2 to 4 bedroom homes. Given the location of the development, at the south eastern extent of the Hogwood Farm development it was considered houses, which reflect the prevailing form of the adjacent Parcel 15 layout were the most appropriate design response in this location.
- 6.27 All of the homes proposed are compliant with the nationally described space standards (NDSS) and 19% of the homes are M4(2) compliant. This would accord with Policy TB05 of the MDD which requires a proportion (normally 10-20%) of homes to be built to Lifetime Homes Standards, which has subsequently been superseded by the M4(2) standards.
- 6.28 The houses also comply with separation distances set out in the Borough Design Guide, which requires a minimum 22m back to back relationship for houses of 2 storeys in height. The Council's minimum 11m minimum garden length has also been met in all instances and ensures high quality private amenity space for future residents.

Viability

- 6.29 Policy CP5 of the Core Strategy and the Affordable Housing SPD identified affordable housing requirements for new residential schemes. Where Applicants wish to suggest a provision below that set out in Policy CP5 a viability case must be submitted with their planning application to demonstrate that the proposal is clearly not viable without a lesser affordable housing provision.
- 6.30 As discussed above, this planning application for 48 new market homes is submitted to enable the early delivery of the community facilities which are subject to the separate RM application. Without this application, the timescales for the delivery of the facilities would be less certain as the S106 Agreement only requires Cala to transfer the sports hub land to WBC.
- 6.31 As the delivery of the additional 48 homes by Cala will facilitate the early delivery of the community infrastructure on Land to the South of Parcel 15, including the play areas, sports facilities, pavilion building, allotments, car park and bridleway, a viability assessment has been prepared to consider the ability of the development to deliver any affordable housing provision within this application.
- 6.32 The conclusions of the viability assessment demonstrate that the costs associated with the delivery of the community infrastructure (which would have been delivered by WBC under the existing Hybrid planning permission for the site utilising CIL receipts), it is not viable for the residential element of these proposals to accommodate any affordable housing provision. This is as a direct consequence of the 48 market homes enabling the delivery of the infrastructure in order that the facilities are delivered at the earliest opportunity.
- 6.33 Moreover, the viability assessment concluded that a great number of homes and/or a significant reduction in the S106 contributions could have been justified in viability terms to deliver the community facilities. However, Cala acknowledge that the current masterplan is a comprehensive package comprising both much needed community facilities and new homes. Moreover, as Officers are aware the facilities are being delivered in full by Cala Homes, meaning that the community will be able to use the facilities once complete. At present, there would no additional costs to WBC in establishing these community uses.
- 6.34 In these very specific set of circumstances, affordable housing is not therefore provided within this application. However, affordable housing is well distributed across the Hogwood Farm development, with the site providing a 35% provision, including within the adjoining Parcels to this site.
- 6.35 To reiterate, this application allows WBC to retain the CIL receipts which would have previously been utilised to deliver the facilities, to spend on alternative infrastructure provision across the Borough. In addition to a CIL receipt from the 48 new homes which can be spent on new infrastructure projects.

Transport and Highways

- 6.36 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.
- 6.37 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.
- 6.38 The proposed dwellings would be accessed directly from the perimeter road approved as part of the Parcel 15 proposals or from a single new access and associated road network provided within the Parcel. The new vehicular access point would connect to the perimeter road of Parcel 15 and has been designed at 6.1m to accommodate potential vehicle movements associated with the sports facility car park to the south, as well as the residential dwellings within this planning application.
- 6.39 As the proposals would represent an additional 48 homes, the submitted Transport Assessment considers the potential vehicular trip generation associated with the development proposals and its potential impact on the wider highway network. The conclusions of the assessment demonstrate that an additional 28 two way trips would be generated during the AM peak period and a further 25 two way trips during the PM peak period.
- 6.40 The Transport Assessment therefore, concludes that the trips generated by the development across all modes of transport would not be expected to have a detrimental impact on the safety or operation of the surrounding network and would be consistent with the trip generation levels anticipated as part of the original Hybrid planning permission for the development.
- 6.41 Car parking provision has been designed in line with WBC's requirements, with a total of 150 car parking spaces being provided. This comprises 96 allocated spaces and 32 spaces within garages. An additional 22 unallocated/visitor spaces are also proposed.
- 6.42 It is acknowledged that 10 visitor spaces, would be displaced from the southern perimeter road within Parcel 15 as a result of the revised proposals. However, the level of visitor parking provided within Parcel 14 and 15 is still in excess of WBC requirements and the additional spaces proposed as part of this planning application would ensure sufficient capacity across the development area.
- 6.43 Garages across the development have been designed to have internal dimensions of 3m x 7m and therefore, in accordance with WBC standards will provide sufficient cycle parking. Any dwellings without a garage will be provided with cycle storage lockers or sheds within their rear gardens.

- 6.44 A full swept path analysis of the proposed layout for refuse vehicles has also been undertaken which demonstrates that refuse vehicles will be able to access, circulate and egress the site, routing within acceptable drag distances of all bin collection points.
- 6.45 In conclusion, the proposed development and the associated access arrangements meet design standards and can be accessed safely. 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.

Flood Risk and Surface Water Management

- 6.46 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.
- 6.47 The Drainage Statement submitted as part of the application documents for this proposal demonstrates that although the application proposals did not form part of the Outline Drainage Assessment, they have been designed to fully accord with it, given the proposals still form part of the wider Hogwood Farm development.
- 6.48 Soils across the site are largely impermeable clay and as such existing runoff largely follows the site topography, running into local watercourses, which in turn run through the site in a largely southerly direction.
- 6.49 As part of the approved Parcel 14 and 15 RM application an allowance had been made for the impermeable areas of Land to the South of Parcel 15. Accordingly, this allowance will continue to be utilised to accommodate surface water drainage from across the site.
- 6.50 As part of the comprehensive masterplanning process, an additional allowance has also been incorporated through the introduction of an attenuation basin in the south of the site. This basin will discharge into the existing ditch along the eastern boundary of the site and will accommodate flows from across the community facility proposals and the residential areas.
- 6.51 The overall surface water drainage strategy ensures that total discharge rates from the site are matched to greenfield rates, for all events including the 1 in 100 year event with a 40% climate change allowance.
- 6.52 Water quality is also assessed within the Drainage Statement, and it is demonstrated that, as all run-off is routed through at least one attenuation basin, the pollution risk indices are appropriately mitigated in-line with the CIRIA The SuDS Manual 2015.
- 6.53 In addition, the Statement also confirms that the foul water network across Parcel 15 is suitably sized in order to accommodate the foul flows from both the residential elements and the community infrastructure elements of the proposals for Land South of Parcel 15.

Ecology

- 6.54 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.
- 6.55 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 application. This information supplements and where necessary updates the information previously approved as part of the hybrid planning application.
- 6.56 A copy of the Biodiversity Impact Assessment calculator (using Defra's Statutory Biodiversity Metric Tool) has been submitted alongside the application. This demonstrates that in order to achieve a 10% biodiversity net gain, an offset of 13.62 biodiversity units will be required.
- 6.57 Following discussions with Officers at WBC, it has been identified that the off-site habitat enhancement works could be undertaken in the on-site Hogwood Farm SANG. In particular, the enhancement of 2.1ha of modified grassland from poor condition to neutral grassland with a moderate condition and enhancement of mixed scrub in poor condition to moderate condition. These enhancements would generate greater ecological interest and secure an overall net gain of 10.5% for broad habitats.
- 6.58 Cala will implement their Urban Wildlife Strategy on the proposed development to integrate opportunities for urban wildlife into each home and garden. All new homes proposed will include the following as a minimum:
- An average of one swift nesting feature per house and apartment building;
 - Each house and apartment block to have at least one bat roosting feature;
 - Each house and apartment block which have boundary walls to have at least one invertebrate brick;
 - Where the rear garden of the property adjoins other gardens or any other form of green space to include hedgehog friendly fencing; and
 - One native tree sapling as standard in each garden.
- 6.59 With regards to Policy CP8 of the Core Strategy and Policy NRM6 of the partially revoked South East Plan, sufficient SANG capacity is available in the existing Hogwood Farm SANG to accommodate the additional 48 homes proposed as part of this planning application. Accordingly, sufficient mitigation is available to ensure that there are no adverse effects on the ecological integrity of Thames Basin Heaths Special Protection Area.

Trees

- 6.60 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.
- 6.61 An Arboricultural Impact Assessment (AIA) has been provided as part of the application documents to demonstrate that the arboricultural impact of the proposed development is of low magnitude. In summary, no existing trees are situated within the site and as such none are required to be removed to facilitate this planning application.
- 6.62 To minimise the potential for harm to occur to retained trees adjacent to the site all works will be carried out with regard to the Tree Protection measures detailed within this report.

Archaeology

- 6.63 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.
- 6.64 A Written Scheme of Investigation has been provided as part of the application which sets out the aims of the excavation, and the methods and standards that will be employed for all archaeological works.

Energy

- 6.65 The proposed Energy Strategy for this application has been based around the objectives of Policy CP1 from the Core Strategy and Policies CC04 and CC05 from the MDD. Consideration has also been given to the WBC Climate Emergency Action Plan which identifies Sustainable Development principles and aims to ensure that development is constructed to rigorous energy performance standards.
- 6.66 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 standard.

Planning Obligations

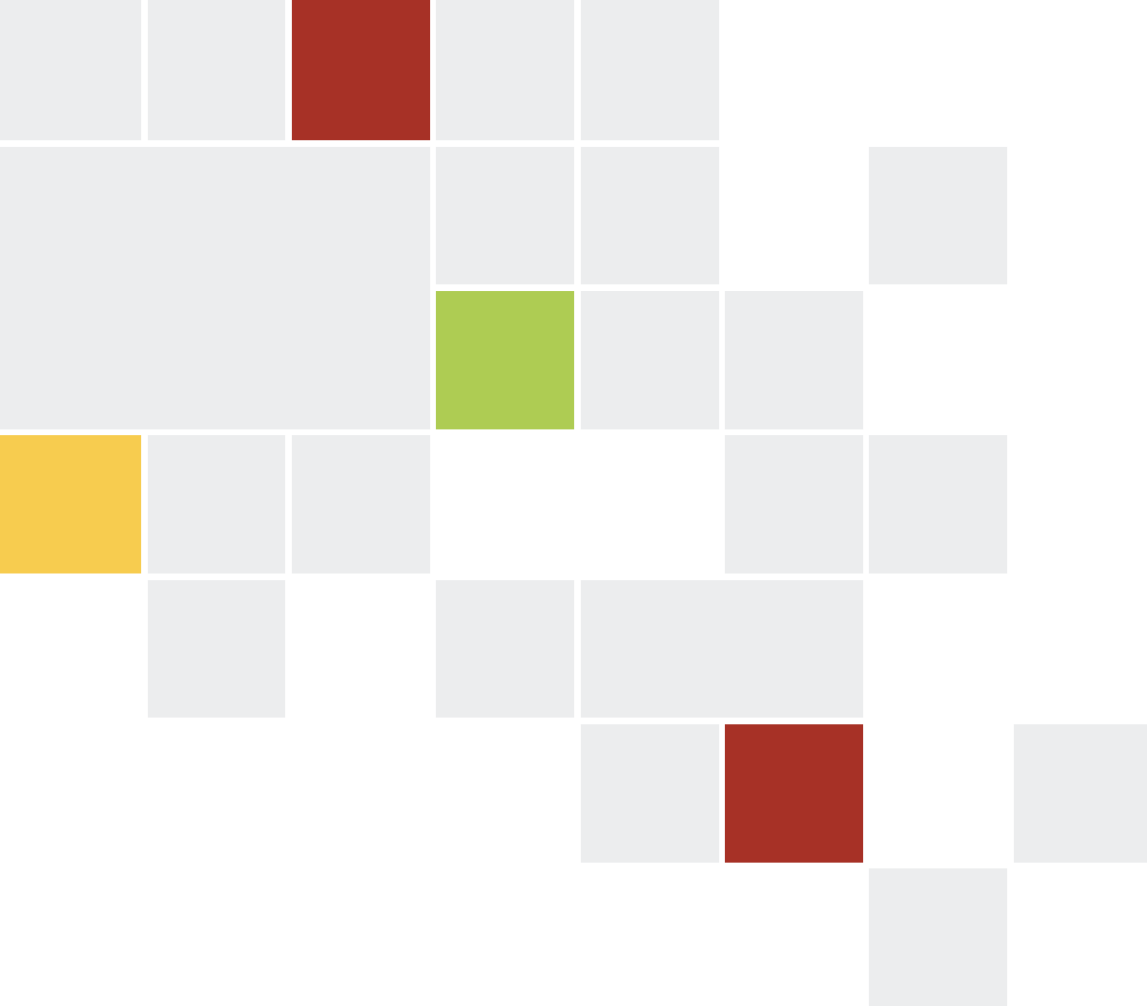
- 6.67 Policy CP4 of the Core Strategy states that development will only be permitted if appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities are agreed.
- 6.68 The homes proposed as part of this application would benefit from the significant site wide infrastructure to be delivered as part of the wider Hogwood Farm development. This would include the neighbourhood centre, primary school, play areas, public open space and SANG.
- 6.69 In addition, the approval of the proposals for Land to the South of Parcel 15 would also secure the early delivery of the community facilities in this part of the site directly by Cala. This would include the play areas, sports facilities, pavilion building, allotments, car park and bridleway.

- 6.70 The proposed development would, however, contribute to the delivery of additional infrastructure through the provision of Community Infrastructure Levy (CIL) receipts, with WBC adopting their CIL Charging Schedule in February 2015.
- 6.71 WBC would also retain the CIL receipts which would have previously been utilised to deliver the facilities (as anticipated under the Hybrid planning permission), which they will be able to spend on alternative infrastructure provision across the Borough.
- 6.72 As a separate full planning application, any permission would also need to be the subject of a new S106 Agreement from that associated with the wider Hogwood Farm development. In addition, the original S106 Agreement will be subject to a Deed of Variation to vary some of the obligations related to the sports facilities and allotments (noting that Cala were originally obligated to transfer these to WBC for delivery by the Council).
- 6.73 It is proposed that the planning obligations to be secured through the S106 Agreement for Land South of Parcel 15 are the subject of further discussion with Officers during the determination of the application.
- 6.74 However, it is anticipated that these will include:
- SANG/SAMM;
 - My Journey;
 - Open Space and SuDS Management; and
 - Biodiversity.

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 Full planning permission for the erection of 48 dwellings, along with associated highways and drainage infrastructure at Hogwood Farm, Finchampstead.
- 7.2 Hogwood Farm forms the southern portion of the Arborfield Garrison Strategic Development Location (SDL). Once completed, Hogwood Farm will form a sustainable new village incorporating 1,500 new homes, a neighbourhood centre, primary school, sports facilities, allotments, play areas, public space, SANG and employment facilities.
- 7.3 The Hybrid planning permission for Hogwood Farm secured obligations on Cala through the S106 Agreement to transfer the land for the sports facilities and allotments to WBC. It was then anticipated that WBC would undertake the detailed design and delivery of these facilities utilising CIL receipts.
- 7.4 Since Cala secured RM approval for Parcels 14 and 15 in 2022 and subsequently commenced construction, Cala have engaged in regular communication with the Council regarding the proposals for the sports facilities and allotments.
- 7.5 Through those discussions an opportunity has therefore been identified to secure the early delivery of the sports facilities and allotments. This would see Cala delivering the facilities rather than the Council delivering these via CIL. Cala would deliver the facilities directly in conjunction with their existing construction activities on site, enabled by the delivery of the additional 48 homes proposed by this application.
- 7.6 Cala have worked closely with Officers to develop a comprehensive masterplan for Land to the South of Parcel 15, which will incorporate high quality community facilities delivered as swiftly as possible. These will include:
- A new Senior Football Pitch, 3G Pitch and informal kick about area;
 - New play areas for a variety of age ranges including a BMX track;
 - A Pavilion Building;
 - A dedicated 94 space car park to serve the Pavilion and sports facilities;
 - 1.5ha of allotments including dedicated and secured car parking;
 - 48 new high quality homes; and
 - The final section of the bridleway to provide wider connectivity.
- 7.7 These proposals will be secured through two concurrent planning applications namely a Reserved Matters application for the sports facilities, play areas, pavilion, allotments, bridleway and associated car park and a separate Full planning application for the residential development, to which this Planning Statement relates.

- 7.8 In addition, a separate Non-Material Amendment ('NMA') application has also been submitted alongside the Full and Reserved Matters application, which will update the approved parameter plans for the Hogwood Farm site to reflect the revised land use arrangements now proposed.
- 7.9 The proposals for Land South of Parcel 15 would form a natural extension to the existing development approved in the adjacent Parcels 14 and 15 and will deliver 48 additional new homes in a highly sustainable SDL.
- 7.10 The design and layout of the proposed development has been strongly informed by the key principles for the Hogwood Farm development, which ensures that the proposals would blend seamlessly with the existing development proposals.
- 7.11 Overall, this Planning Statement has demonstrated that the proposed development would be in conformity with the key principles and parameters established for the wider development, the Development Plan of the Local Planning Authority (WBC) as well as national policy as set out in the NPPF.
- 7.12 This planning application and the proposals contained therein are therefore commended to WBC for due consideration in order to secure the early delivery of key community infrastructure at Hogwood Farm.



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