

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 April 2026

Application Number: 251816

Location: Parcel S, Buttenshaw Avenue, Arborfield

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Recommendation: Approve

Conditions and/or Reasons

1. Outline Application Compliance - Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Approved details - The development hereby permitted shall be carried out in accordance with the following approved plans unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority:

24-J4649-01-001 – Site Location Plan

24-J4649-01-002 Rev B – Site Information Plan

24-J4649-02-001 Rev A – Plot 1 Proposed Plans and Elevations 24-J4649-02-002 – Plot 2 Proposed Plans and Elevations 24-J4649-02-003 – Plot 3 Proposed Plans and Elevations 24-J4649-02-004 – Plot 4 Proposed Plans and Elevations

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Levels - Prior to commencement of development hereby approved, a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finish ground levels (in relation to a fixed datum point), including highways, finished floor levels, finished roof levels and areas of open space, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the details so approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the LPA to ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

4. Highway Construction Details - Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The site access road shall be constructed to an adoptable standard.

The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

5. Car Parking - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Cycle Parking - No building shall be occupied until secure and covered parking for cycles has been provided within the garages of the dwellings hereby permitted, in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Electric Vehicle Charging - Prior to commencement of development, details of on-site infrastructure and specification for the active Electric Vehicle Charging point (1 per dwelling) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

8. Archaeological Mitigation Strategy - The Development shall take place in full accordance with the approved Archaeological Mitigation Strategy prepared by

MOLA, dated March 2026. The development shall not be occupied until site investigation and any further phases of work required have been completed in accordance with the archaeological mitigation strategy document approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, and no investigation has yet taken place. The requirement for the strategy document will ensure that impacts to any archaeological assets identified can be mitigated. This is in accordance with national and local plan policies.

9. Water butts and composting - Prior to the commencement of development above slab level, details of the following shall be submitted to and approved in writing by the Local Planning Authority for all dwellings with a private garden:

- provision of a water butt of an appropriate size, installed to maximise rainwater collection;
- space for composting

Unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the dwelling.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

10. Domestic water consumption - Prior to the commencement of development above slab level, detail of measures to reduce internal water consumption to a maximum of 105L per capita per day shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details before each dwelling is occupied and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Informatives

1. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken.

2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which are relevant to the development.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- a pre-application process was undertaken by the applicant; - addressing concerns relating to heritage, landscaping and site layout;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

7. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit [http://www.businesslink.gov.uk/bdotg/action/layer?](http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363)

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8. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

9. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

10. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

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Recommendation and conditions/reasons agreed:

Date: 15/04/2026

REMEMBER - The earliest date for a decision on this application is: **15 October 2025**