

**Land Adj Highfield Park
Arborfield
Wokingham
RG2 9PP**

Index of Documents Supporting Design and Access Statement

Tab	Document	Author	Date	Pages
1	Photographs of Access	Google Street View	2009	1=2
2	Searches			
2.1	Enviro All in One report for application site	Groundsure	30 May 2025	3-22
2.1	Local Intelligence report for application site	Groundsure	11 September 2025	23-94
3	Old Maps	Groundsure	11 September 2025	95-124
4	Planning Guidance			
4.1	Planning Policy for Traveller Sites	MHCLG	December 2024	125-135
4.2	Appeal Decision 3350170 Outline application with all matters reserved for a residential development of up to 230 dwellings	Planning Inspector	05 February 2025	136-161
5	Local Plan			
5.1	Wokingham Borough Local Development Framework - Adopted Core Strategy Development Plan Document 2010 <i>Extracts: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP11, CP15, CP17, CP18</i>	Wokingham Borough Council	January 2010	162-176
5.2	Wokingham Borough DPD - Adopted Managing Development Delivery Local Plan - 2014 <i>Extracts: CC01, CC02, CC03, CC04, CC06, CC07, CC09, CC10, TB09, TB10, TB21, TB22, TB23, TB24, TB25, TB26 & Policy Monitoring Framework</i>	Wokingham Borough Council	February 2014	177-244
5.3	Wokingham Borough Council Design Guide - SPD - 2012 <i>Extracts: 4.12 - Gypsy, Traveller & Travelling Showpeople Sites</i>	Wokingham Borough Council	June 2012	245-216
5.4	Report on the Examination into the Wokingham Borough Core Spatial Strategy - DPD - 2008	The Planning Inspectorate	27 October 2009	217-2128

	<i>Extracts</i>			
5.5	Arborfield & Barkham Neighbourhood Plan 2019-2036 <i>Extracts: IRS1, IRS2, IRS3, AD1, AD2, AD3, AD4 & GA1</i>	Arborfield and Barkham Neighbourhood Plan Steering Group	April 2020	219-235
5.6	Report on the Examination of the Wokingham Borough Council Managing Development Delivery <i>Extracts</i>	The Planning Inspectorate	23 January 2014	236-237
5.7	DRAFT Wokingham Borough Local Plan Update: Proposed Submission Plan 2023-40 <i>Extracts: H9 & H10</i>	Wokingham Borough Council	February 2025	238-242
5.8	Topic Paper: Housing: Gypsy & Traveller Accommodation - Wokingham Borough Local Plan Update 2025	Wokingham Borough Council	February 2025	243-265
5.9	Topic Paper: Housing: Gypsy & Traveller Accommodation - Wokingham Borough Local Plan Update 2024	Wokingham Borough Council	September 2024	266-287
6	Planning Decisions			
6.1	Enforcement Notice <i>Ref: HQ11X03285</i>	Wokingham Borough Council	29 April 2025	288
6.2	Decision Notice <i>Planning Ref: 092448 (F/2009/2110)</i> Approval: Application for formation of vehicle access with entrance gate. Retrospective.	Wokingham Borough Council	3 December 2009	289-295
6.3	Officer Report <i>Planning Ref: 092448 (F/2009/2110)</i>	Wokingham Borough Council	3 December 2009	296-300
6.4	Location Plan <i>Planning Ref: 092448 (F/2009/2110)</i>	Wokingham Borough Council	7 October 2009	301
6.5	Photographs of Access <i>Planning Ref: 092448 (F/2009/2110)</i>	Planning Applicant	7 October 2008	302-303
6.6	Decision Notice <i>Planning Ref: 040173 (O/2004/1647)</i> Refused: Outline application for the proposed demolition of existing buildings and redevelopment at a density of 30-40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity substation (Duplicate application with 0/2004/1646).	Wokingham Borough Council	26 October 2004	304-397
6.7	Location Plan <i>Planning Ref: 040173 (O/2004/1647)</i>	Planning Applicant	1 April 2004	398
6.8	Decision Notice <i>Planning Ref: 040142 (O/2004/1646)</i> Refused: Outline application for the proposed demolition of existing buildings	Wokingham Borough Council	26 October 2004	399-402

	and redevelopment at a density of of 30-40 dwellings per hectare on an area of 4.4 hectares to include opens space, associated access, car parking, internal service roads, landscaping and retention of electricity substation (Duplicate application with 0/2004/1647).			
6.9	Screening Option Advice <i>Planning Ref: 030477 (SO/2003/9974)</i>	Wokingham Borough Council	23 September 2003	612-615
6.10	Location Plan <i>Planning Ref: 030477 (SO/2003/9974)</i>	Planning Applicant	13 August 2003	616
6.11	Decision Notice <i>Planning Ref: 990490 (F/1999/0128)</i> <i>Refusal Proposed change of use of land to gypsy caravan site</i>	Wokingham Borough Council	8 March 2000	629-630
6.12	Record of Site Visit <i>Planning Ref: 990490 (F/1999/0128)</i>	Wokingham Borough Council	23 December 1999	631-662
6.13	Location Plan <i>Planning Ref: 990490 (F/1999/0128)</i>	Michael Cox Associates	23 November 1999	663-664
6.14	Planning Portal Summary for Planning Ref: T/1996/64702 Application for Temporary Permission for siting of caravan	Wokingham Borough Council	17 January 1999	666-667
6.15	Screenshot of Planning Map for Planning Ref: T/1996/64702	Wokingham Borough Council	17 January 1999	668
6.16	Planning Portal Summary for Planning Ref: F/1995/63126	Wokingham Borough Council	19 February 1996	669-670
6.17	Screenshot of Planning Map for Planning Ref: F/1995/63126	Wokingham Borough Council	19 February 1996	671-672
6.18	Decision Notice <i>Planning Refs: 44811 & 44812</i>	Wokingham Borough Council	10 December 1995	673-689
6.19	Decision Notice Planning Ref: 230678 Submission of details to comply with conditions of Planning Permission F2012/0276	Wokingham Borough Council	17 July 2024	690-691
6.20	Proposed Development <i>Planning Ref: 230678</i>	Green Planning Studio	July 2024	692
6.21	Photographs of Site Access <i>Planning Ref: 230678</i>	Planning Applicant	2024	693
6.22	Photographs of Site Access <i>Planning Ref: 230678</i>	Green Planning Studio	2024	
6.23	Project Specification for an Archaeological Watching Brief for Planning Ref: 230678	Thames Valley Archaeological Services	31 March 2023	694-700
6.24	Prior Notification Response Planning Ref: 223686	Wokingham Borough Council	31 January 2023	701-702
6.25	Delegated Officer Report	Wokingham Borough	31 January 2023	703-719

	Planning Ref: 223686	Council		
6.26	Planning Statement Planning Ref: 223686	Allen Planning Ltd	8 December 2022	720-733
6.27	Decision Notice <i>Planning Ref: 222332</i>	Wokingham Borough Council	16 September 2022	734-741
6.28	Officer Report <i>Planning Ref: 222332</i>	Wokingham Borough Council	2 September 2022	742-748
6.29	Location Plan <i>Planning Ref: 222332</i>	Green Planning Studio	July 2022	749-
6.30	Planning Statement <i>Planning Ref: 222332</i>	Green Planning Studio	July 2022	750-814
6.31	Decision Notice <i>Planning Ref: 122395</i>	Wokingham Borough Council	26 November 2015	815-820
6.32	Decision Notice <i>Planning Ref: 140883</i>	Wokingham Borough Council	2 November 2015	850-856
6.33	Decision Notice <i>Planning Ref: F/2008/1391 (82151)</i> <i>Proposed change of use from Industrial to Residential Caravan site for 10 units for gypsy families. Removal of an industrial building</i>	Wokingham Borough Council	28 July 2008	894-898
6.34	Decision Notice <i>Planning Ref: F/2007/2184 (71213)</i> <i>Proposed change of use of existing Industrial site to residential caravan site for 17 caravans. Demolition of existing industrial building</i>	Wokingham Borough Council	5 November 2007	903-904
6.35	Decision Notice <i>Planning Ref: VAR/2000/1018 (000390)</i> Refusal: <i>Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.</i>	Wokingham District Council	23 May 2000	925
6.36	Decision Notice Refusal: <i>Planning Ref: 99/69061/F (990926)</i> <i>Refusal: Proposed demolition of existing building erection of replacement building & its use for parking and maintenance of transport haulage contractors vehicles with vehicle manouvering & staff parking on associated land, replacement of existing hard surfacing and provision of new landscaping</i>	Wokingham District Council	13 April 1999	956
6.37	Decision Notice <i>Planning Ref: 98/68559/F (981232)</i> Refusal: <i>Proposed redevelopment of existing industrial building replacement of existing boundary fencing removal of part of existing hard surfacing & provision of new landscaping in connection with use of site as a transport</i>	Wokingham District Council	14 January 1999	1127

6.38	Decision Notice <i>Planning Ref: 97170</i> <i>Conditions5</i>	Wokingham District Council	17 June 1999	1128
6.39	Certificate of Lawful Use or Development <i>Planning Ref: 960144</i> <i>Occupation of bungalow</i>	Wokingham District Council	9 September 1996	1144-1145
7	Gypsy Traveller Accommodation			
7.1	Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2023	ARC4 on behalf of Wokingham Borough Council	August 2023	1146-1211
7.2	Wokingham Gypsy and Traveller Accommodation Needs Assessment - Final Report - 2013	ATKINS	March 2013	1112-1248
8	Nature Conservation			
8.1	Plan	Magic	May 2025	1249-1250
8.2	Natural History Designations affecting the land	Natural England	May 2025	1251-1252
8.3	Natural England Advice	Natural England	May 2026	1253-1255
9	Built Heritage			
9.1	Plan	Magic	May 2025	1256-1257
9.2	Built Heritage Sites	Magic	May 2025	1258
10	Landscape			
10.1	Annotated Screenshot of Wokingham Planning Policies & Constraints Map featuring Landscape Character Assessment (2019) Areas, with the position of the Land adj. to Highfield Park highlighted	Wokingham Borough Council	1 May 2025	1259
10.2	Wokingham Borough Landscape Character Assessment - Part 2 <i>Extracts: Landscape Character Areas Overview, Area J2 Assessment, Area L2 Assessment</i>	LUC on the behalf of Wokingham Borough Council	November 2019	1260-1288
11	Flood Map for Planning	Environment Agency	1 May 2025	1289-1296
12	Plan Vehicle Crashes	Crash Map	1 May 2025	1297-
13	Access to Services & Amenities Report	Rotam Consulting	1 May 2025	1298-1304
14	Phase 2 Chemical and Contamination Report for the Arborfield Site	JAXX	July 2025	1305-1343
15	Contamination Screening	Stuart H CARRUTHERS	September 2015	1344-1350