

Date: 6 July 2026
Application: 252379



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Approval of Reserved Matters Consultation

Application Number: 252379

Applicant: E Walton

Site Address: Land to South of, Tope Crescent, Arborfield Green, Berkshire

Parish: Barkham

Grid Reference: Easting - 477062, Northing - 165394

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252379.

The new details are as follows: **Revised plans received with amendments to the scheme including reduction to 65 no. dwellings and changes to the layout to address officer's comments during consultation.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **20 July 2026**. If you need any more information, please do not hesitate to contact the case officer Adriana González.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer	To (Case Officer):	Adriana González
Service	WBC Ecology Newts	App No:	252379
Address:	Land to South of, Tope Crescent, Arborfield Green, Berkshire.		
Type of Development:	Major Dwellings (10+)		
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Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☒ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

If the development is to be permitted, then a compliance condition will be required in order to secure reasonable avoidance measures (RAMs) in the form of precautionary working methods as given in the submitted document: Parcel N, Arborfield Green (RM application 252379 pursuant to outline consent O/2014/2280); GCN, ECOSUPPORT LTD., 27th July 2026.

Conditions & Reasons (if required)

Suggested condition: All works shall be carried out in strict accordance with the recommendations of Parcel N, Arborfield Green (RM application 252379 pursuant to outline consent O/2014/2280); GCN, ECOSUPPORT LTD., 27th July 2026.

Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

Date:	27/07/2026	Signed:	NatureSpace
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