

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



Expiry Date: 24 October 2025

Application Number: 251457

Location: Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, 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/2014/2179 (dated 9 January 2017), as varied by application 181194 (dated 14 November 2018); 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 - This permission is in respect of the submitted application plans and drawings listed below. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Site Layout - PLN-8-1101 Rev H
Boundary and Dwelling Materials Layout - PLN-8-1102 Rev G
Storey Heights Plan - PLN-8-1103 Rev F
Affordable Housing Plan - PLN-8-1104 Rev G
Location Plan - PLN-8-1105 Rev A
Cycle Storage Plan - PLN-8-1106 Rev F
Fire Access Plan - PLN-8-1107 Rev F
Parking Allocation Plan - PLN-8-1108 Rev F
Refuse Storage and Collection Plan - PLN-8-1109 Rev F
Unit Type Plan - PLN-8-1110 Rev F
M4(2) Compliance Plan - PLN-8-1111 Rev A
Street Elevations - PLN-8-1150 Rev D
House Type Alderton Floor Plans and Elevations - HT.ALD.pe Rev B

House Type Cookham Elevations - HT.COO-COO.e Rev A
 House Type Cookham Floor Plans - HT.COO-COO.p Rev A
 House Type Dedham Floor Plans and Elevations - HT.DED.pe Rev A
 House Type Parkin (Rivenhall) with Frampton Floor Plans and Elevations - HT.PAR(RIV)-FRE.pe Rev A
 House Type POR with FOX Option 1 Floor Plans and Elevations - HT.POR-FOX.pe1 Rev A
 House Type POR with FOX Option 2 Floor Plans and Elevations - HT.POR-FOX.pe2 Rev B
 House Type Por-Por Floor Plans and Elevations - HT.POR-POR.pe Rev B
 House Type Whitebeam Floor plans and Elevations - HT.WHI.pe Rev A
 House Type Wychwood Floor Plans and Elevations - HT.WYC.pe Rev B
 Flat Block SB32 Floor Plans and Elevations - PLN-8-3000 Rev D
 Flat Block SB42 Floor Plans and Elevations - PLN-8-3100 Rev C
 Bin and Cycle Stores Floor Plans and Elevations - BCS.01 Rev B
 Single and Twin Garages Floor Plans and Elevations - GAR.01 Rev A
 Tree Survey & Arboricultural Impact Assessment - 4360-PLN-8-775 Rev A
 Tree Removal and Protection Plan - 4360-PLN-8-7100 Rev B
 Drainage Maintenance & Management Plan Parcel 8 - 6860.TN03 Rev 03
 Planning Layouts_DAR_Visibility Splays Parcel 8 - PLN-8-4005 Rev G
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. External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the approved buildings, including garage doors, balconies, meter boxes and rainwater goods, shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.
 Relevant policy: Core Strategy policies CP1 and CP3.*

4. 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 public 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).

5. Hard and Soft Landscaping - i) No development shall take place in any phase of the development until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings;
- b) proposed levels and contours;
- c) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- d) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
- e) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
- f) hard landscaping materials including samples;
- g) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- h) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability.

ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.

iii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity and to ensure the delivery of appropriate green infrastructure, including play facilities. Relevant policy: Core Strategy Policies CP1, CP3 and CP7; and Managing Development Delivery Local Plan Policies CC03, CC10, TB08, TB21 and TB23; and Wokingham SuDS Strategy (January 2017).

6. Highway Surfacing - The roads and footways serving each of the dwellings hereby approved shall be constructed to road base level before the dwelling they are serving is occupied and the final wearing course shall be provided within three months of the occupation of the final dwelling of the development, 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.

7. Car Parking - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space serving that building has been provided in accordance with the approved plans. The vehicle parking and turning

space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Details of Cycle Parking - Notwithstanding details shown on the approved plans, no dwelling shall be occupied until details of secure and covered cycle parking for that unit (location, plans and elevations) have been submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be provided in accordance with the approved details and thereafter permanently retained.

Reason: To ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010, Arborfield Garrison SDL Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

9. Visibility Splays - Prior to the occupation of the development the proposed vehicular access and vehicle access road shall have been formed and provided with visibility splays shown on the approved drawing number PLN-8-4005 Rev G - Planning Layouts_DAR_Visibility Splays Parcel 8. The land within the visibility splays and forward visibility on the site access road shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

The visibility splays to private driveways and courtyards shall be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

10. On-site Renewables - No development above slab level shall take place until a scheme for achieving a 10 percent reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) has been submitted to and approved in writing by the local planning authority. The minimum 10 percent reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the first occupation of each respective dwelling of the development and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

2. 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.

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

4. 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 full pre-application process was undertaken by the applicant;
- addressing concerns relating to the development layout;
- amended plans being submitted by the applicant to overcome concerns.

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.

5. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

6. 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 Corporate Head of Environment on tel: 0118 974 6302.

7. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised

not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

8. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

9. 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.

10. 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.

11. 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=107_9068363)

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12. 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.

13. Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

14. The applicant is encouraged to provide gates with a key-operated lock, operable from both sides, where rear garden access footpaths are shared between two or more properties.

15. The developer should note that connection to an Ordinary Watercourse requires Ordinary Watercourse Consent from the Local Planning Authority, via floodriskdc@wokingham.gov.uk.

NC

Recommendation and conditions/reasons agreed:

Date: 23rd October 2025

REMEMBER - The earliest date for a decision on this application is: **22 September 2025**