



Condition 7 Statement

Discharge of conditions application pursuant to outline permission ref. O/2014/2280

Statement regarding Condition 7 – Development Briefs

Parcel N, Arborfield Green

Prepared on behalf of
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1 INTRODUCTION

- 1.1 CC Town Planning have been appointed by Crest Nicholson Chiltern ('the Applicant') to prepare a discharge of conditions application pursuant to outline permission O/2014/2280 at Parcel N, Arborfield Green ('the site').
- 1.2 The planning application is submitted to Wokingham Borough Council ('WBC') as the determining Local Planning Authority ('LPA') for the area.
- 1.3 The application site is comprised of Parcel N of the Arborfield Garrison Strategic site. The wider site was granted outline planning permission on 1st April 2015 ref. (2014/2280) for the development of up to 2000 dwellings. The site is now coming forward via reserved matters applications on individual parcels.
- 1.4 Parcel N is located at the heart of the overall Arborfield Green site, to the south of the existing housing along Stephensen Road, and Tope Crescent. The site covers approximately 2.22 hectares and is currently comprised of vacant land.
- 1.5 A Reserved Matters application for this parcel has also been submitted concurrently, for the erection of 67no. dwellings.
- 1.6 The below extract from the submitted site location plan clearly details the extent and location of the site.

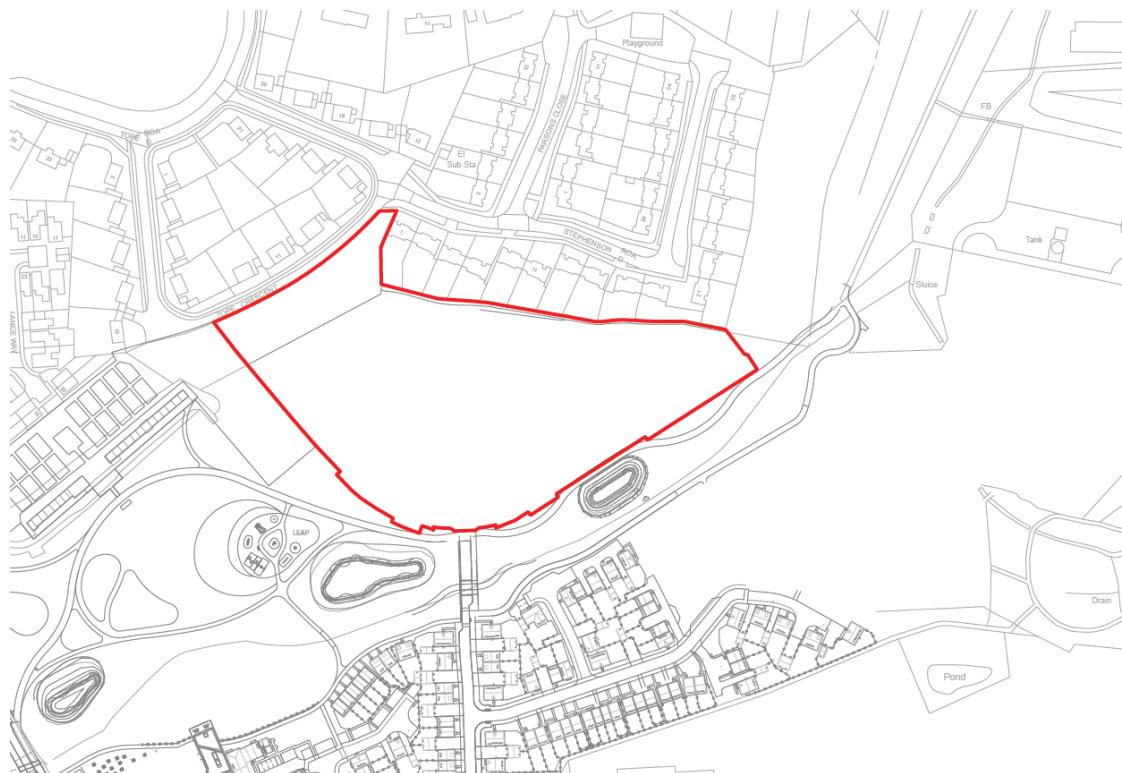


Figure 1 - Extract from Submitted Site Location Plan

2 CONDITION 7

2.1 Condition 7 of outline permission ref. O/2014/2280 states the following:

'Before submission of reserved matters for the phases containing the District Centre, the Village Green, the Secondary School and Parcels N, M and R ("The District Centre Area"), or within a period of two years from the date of commencement of development (whichever the sooner), a Development Brief for that area shall be submitted to and approved in writing by the Local Planning Authority'

2.2 During previous correspondence with the Council regarding the proposed development, Council officers have agreed that the production of a Development Brief, as required by Condition 7 of the outline permission, would not be required for such a small site. The Council have instead agreed that active engagement via the pre-application process would be suitable as an alternative.

2.3 This statement therefore aims to provide formal evidence of the pre-application engagement undertaken, to allow for the discharge of Condition 7.

3 PRE-APPLICATION ENQUIRY

3.1 A pre-application enquiry was submitted in April 2025 (ref. 250866), during which extensive feedback was received from the case officer as well as from technical officers. Changes were made to the layout throughout the process in response to the comments received, with a revised layout resubmitted for final comments.

3.2 The feedback received during this process, and the responses/changes made, is summarised below:

FEEDBACK	RESPONSE/CHANGE
Design/Layout/General Comments	
Number of dwellings proposed is too high for the site and the estimate number of dwellings within the S106 for the outline permission	Dwellings proposed reduced to 67 units
Density is considerably higher than that estimated within the Framework Affordable Housing Scheme (in s106 – annex 7, page 107)	Density lowered due to decreased units proposed
Missed opportunity to create a gateway entrance to the site with focal buildings and higher quality side elevations	Gateway entrance to site created, along with end of vista properties, and side elevations improved
Missed opportunity to create a more positive frontage relationship with Tope Crescent, with some dwellings to face Tope Crescent	Layout adjacent to Tope Crescent has been reviewed to create a more positive relationship
Requirement for visitor parking has not been met	A total of 14no. visitor parking spaces are now provided across the site

North-South road frontage dominated by car parking with little meaningful landscaping	Density reduced at this location to reduce perceived dominance of hardstanding/car parking, and increased tree planting/landscaping
Relationship between dwellings in the northern part of the site and the TPO trees needs reviewing, need to avoid root protection areas	Full Arboricultural information was subsequently provided during the pre-app process and has been submitted with RM, with mitigations/amendments to layout made where required
Poor relationship between the site and the orchards to the south-west and allotments to the north-east	Layout at these locations has been reviewed and altered where practical
Lack of tree planting across the site, including along the central road where street tree planting and planting between parking bays is required in accordance with the Green Grid and Village Street character area	Comprehensive tree planting and landscaping plan has been created for the RM submission
Improvements to separation distances between some plots required	Reduction in density, total unit numbers and layout revisions has improved separation distances across the site
Review required for layout of some areas of parking spaces so that they are more tucked away behind the building line, and utilisation of planting to break up rows of parking spaces	Parking spaces hidden better by setting back of garages. Planting also been used to break up rows of parking spaces
Requirement for pedestrian/cycle connectivity with Tope Crescent	Pedestrian/cycle connectivity has been improved
Traffic calming measures will be required for the southern roads	Traffic calming measures have been introduced
Use of different road materials such as block paving encouraged to differentiate between each road within the hierarchy	Variation to materials introduced
The relationship of the development within Parcel N with the Linear Park to the south of the site is crucial and will need to provide a green edge to the development. The Village Green Design Code indicates the roads within the development cells should have the character of 'Leafy Streets' and therefore street trees should be provided adjacent to the boundary with the Linear Park	Layout at these locations has been reviewed and altered where practical and tree planting enhanced
Technical Officer Comments	
<u>Affordable Housing</u> : confirms requirement for 20% affordable housing. Confirms that the proposed affordable housing mix is policy compliant and conforms with the S106 agreement, but sets out an alternative preferred mix. Also states need to 'pepper pot' the units across the site, and for them to be built to national space standards and Part M4(2) of Building Regulations.	Mix of affordable units proposed have been changed to reflect LPA preferred mix
<u>Drainage</u> : Flood risk officer requested additional information regarding the drainage proposals, including for ongoing maintenance.	Full drainage details provided with RM submission

<u>Highways</u> : The Highways officer provided a comprehensive response providing detailed feedback on a number of matters including layout, cycle connections, refuse vehicles and car parking.	Highways details amended according to comments. Full highway details provided with RM submission
<u>Trees & Landscape</u> : An extensive list of comments were provided by the Landscape Officer on the pre-app submission.	Landscaping details amended according to comments. Full landscaping details provided with RM submission

4 CONCLUSION

- 4.1 This statement has been prepared by CC Town Planning to accompany a Discharge of Conditions application pursuant to outline permission O/2014/2280, at Parcel N, Arborfield Green.
- 4.2 This Statement has clearly demonstrated that the Reserved Matters application for Parcel N has been substantially well-informed by pre-application advice, from both planning officers and technical officers, with the final submission having been amended in conjunction with the feedback received.
- 4.3 As such, we respectfully request that Condition 7 for Parcel N be discharged at the earliest opportunity possible.