



## Supporting Planning Statement

---

Reserved Matters Submission for 67no. dwellings pursuant to  
outline permission O/2014/2280

Parcel N, Arborfield Green

Prepared on behalf of  
Crest Nicholson Chiltern

CC Town Planning Limited  
Thistledown Barn  
Holcot Lane  
Sywell  
Northampton  
NN6 0BG

Tel: 01604 346346

[www.cctownplanning.co.uk](http://www.cctownplanning.co.uk)

September 25

## **Table of Contents**

<b>1</b>	<b>INTRODUCTION .....</b>	<b>2</b>
<b>2</b>	<b>SITE AND SURROUNDINGS .....</b>	<b>3</b>
<b>3</b>	<b>THE PROPOSED DEVELOPMENT .....</b>	<b>4</b>
<b>4</b>	<b>PLANNING HISTORY .....</b>	<b>6</b>
<b>5</b>	<b>PLANNING POLICY CONTEXT .....</b>	<b>8</b>
<b>6</b>	<b>PLANNING JUSTIFICATION.....</b>	<b>12</b>
<b>7</b>	<b>CONCLUSION.....</b>	<b>18</b>

# 1 INTRODUCTION

1.1 CC Town Planning have been appointed by Crest Nicholson Chiltern ('the Applicant') to prepare a detailed Planning Statement to accompany a Reserved Matters planning 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 development description is as follows:

*'Erection of 67 units, including open market and affordable, with associated infrastructure, access and landscaping'*

1.4 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows;

Section 2: Site & Surroundings

Section 3: Planning History

Section 4: The Proposed Development

Section 5: Planning Policy Context

Section 6: Planning Justification

Section 7: Conclusion

1.5 A full list of the supporting drawings and reports submitted with the planning application are provided within the accompanying covering letter.

## Discharge of Conditions

1.6 Alongside the submission of a Reserved Matters application, it is also intended to make submissions to discharge some of the remaining conditions from the outline permission. A full list of the conditions to be discharged, along with the relevant information submitted, is provided within the accompanying covering letter.

## 2 SITE AND SURROUNDINGS

- 2.1 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. (O/2014/2280) for the development of up to 2000 dwellings. The site is now coming forward via reserved matters applications on individual parcels.
- 2.2 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.
- 2.3 To the south of the site is the new Village Green, the centre of a linear park stretching across the development. Beyond this is the village centre, to be comprised of residential dwellings, commercial space, pub, community centre, nursery and pre-school.
- 2.4 The Arborfield Green site has an adopted Design Code (as per Condition 9 of the outline permission). The application site sits within the Village Green character area, which has its own Design Code, relating to parcels N, P and RE.
- 2.5 Further afield, the wider site lies to the southwest of Wokingham, where there are a number of key services and facilities, as well as a train station.
- 2.6 The below extract from the submitted site location plan clearly details the extent and location of the site.

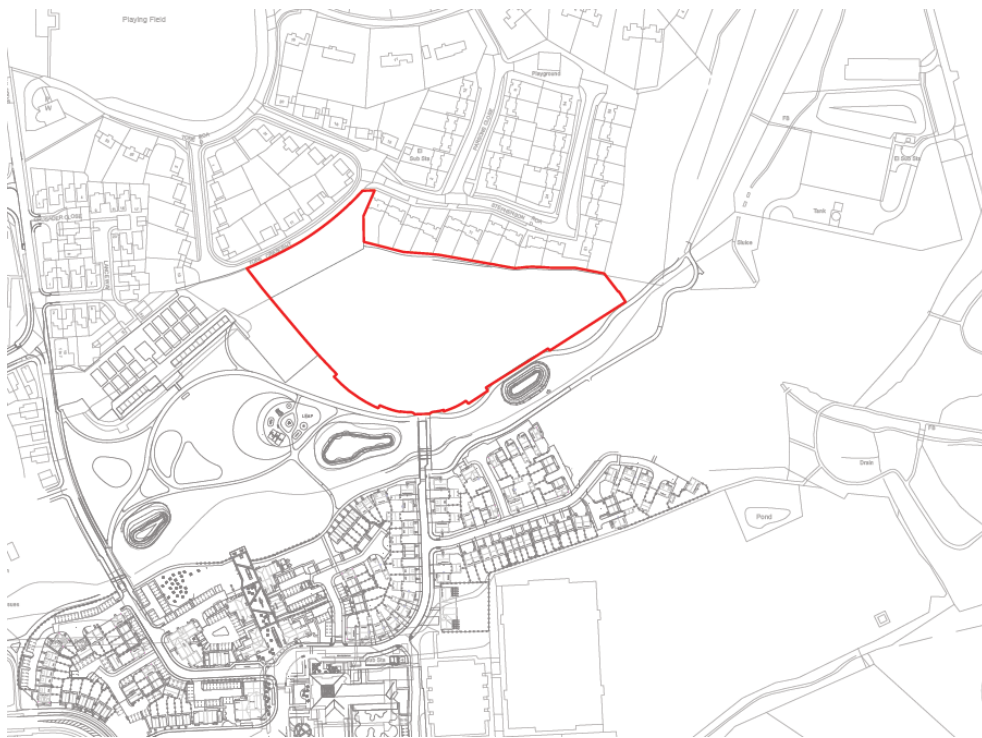


Figure 1 - Extract from Submitted Site Location Plan

### 3 THE PROPOSED DEVELOPMENT

3.1 The proposed development is for 67no. dwellings, along with associated infrastructure.

3.2 The dwellings are comprised of 54no. market dwellings, and 13no. affordable dwellings.

3.3 The development would be comprised of a mix of 1 2,3,4 and 5-bedroom dwellings, in a mix of 2 and 2.5 storey designs. The dwellings are also in a mix of maisonettes, terraces, semi-detached and detached dwellings. Some dwellings also benefit from detached garages.

3.4 The proposed housing mix for the market dwellings is as follows:

Dwelling Size	Number	Percentage
2-bedroom House	1	1%
3-bedroom House	23	42%
4-bedroom House	14	27%
5-bedroom House	16	30%
<b>Total</b>	<b>54</b>	<b>100%</b>

3.5 The proposed housing mix for the affordable dwellings is as follows:

Type	Social Rent	Shared Ownership	Affordable Rent (5%)	
1 Bed Flat	6			
2 Bed House	1	1	1	
3 Bed House	1	2		
4 Bed House	1			
<b>Totals</b>	<b>9 (69%)</b>	<b>3 (23%)</b>	<b>1 (8%)</b>	<b>13</b>

3.6 The affordable dwellings have been 'pepper potted' across the whole of the site to avoid creating the dominance of any particular house type in any part of the site, and all affordable dwellings have been designed to the same quality and appearance as the market dwellings.

- 3.7 The main access into the site comes from the existing development to the south, creating a main road running north to south through the site, and one running east to west. Here the layout and design has created a gateway entrance to the site, with key feature house types and end vista house types utilised. The gateway entrance has also been designed to minimise the appearance of the bulk of the development, with parking and garages set back from the main building line; and tree planting and landscaping also help break up the scale and bulk of the building.
- 3.8 The Village Green edge of the development, located adjacent to the linear park to the south, has also been designed to reflect this context with lower density dwellings with parking and garages set back and increased tree planting.
- 3.9 The layout of the site has also created a positive relationship to the existing dwellings along the adjacent Tope Crescent, with dwellings being orientated with a frontage to Tope Crescent in the north west corner.
- 3.10 A clear road hierarchy runs through the site, with a main entrance road leading to secondary and tertiary roads, along with private driveways.
- 3.11 All dwellings are provided with sufficient allocated off-road parking, and there is provision of some visitor parking spaces throughout the site.
- 3.12 The layout and careful design of the site has ensured that high quality street scenes are created, and that all future occupants will have a good quality of residential amenity due to sufficient separation distances and good sized rear gardens. There is also sufficient separation distances to the surrounding existing dwellings.
- 3.13 The below extract from the submitted site plan shows the proposed layout of the site.



**Figure 2 – Proposed Site Plan**

## 4 PLANNING HISTORY

- 4.1 Outline planning permission was granted on the wider site on 1st April 2015 ref. (2014/2280) for the development of up to 2000 dwellings.
- 4.2 The application site is comprised of Parcel N, and there is no material planning history for this parcel itself.
- 4.3 A pre-application enquiry was submitted in April 2025 (ref. 250866), with meeting held with the case officer throughout May and June 2025. During this process, 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.
- 4.4 The feedback received during this process, and the responses/changes made, is summarised below:

FEEDBACK	RESPONSE/CHANGE
<b>Design/Layout/General Comments</b>	
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. Distance between the dwelling and TPO trees was increased, and all dwellings are now located outside the RPAs

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
<b>Technical Officer Comments</b>	
<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 &amp; 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



- 4.5 The final reserved matters submission has therefore been thoroughly informed by officer comments, and has had only minor changes from that reviewed by officers during the pre-application enquiry process.

## **5 PLANNING POLICY CONTEXT**

- 5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that decisions on planning applications be taken in accordance with the development plan, unless material considerations indicate otherwise. This is also reinforced within the National Planning Policy Framework (NPPF) at Paragraph 2.
- 5.2 In assessing the planning policy context, consideration has been given to the adopted development plan along with relevant supplementary planning guidance and also to national planning guidance. All relevant documents are set out below in order of national and local levels.

### **National Planning Policy Framework (2024)**

- 5.3 The National Planning Policy Framework ('NPPF') (updated in December 2024) sets out the Government's planning policies for England and states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document sets out the Government's view of sustainable development and gives an overview of the economic, social and environmental roles which planning should play.
- 5.4 At the heart of the NPPF at Paragraph 11 lies the 'presumption in favour of sustainable development' which sets out that for decision making this means;
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
  - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
    - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
    - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 5.5 Section 5 of the NPPF sets out the Government's objective of significantly boosting the supply of homes and ensuring that the needs of groups with specific housing requirements are addressed.
- 5.6 Section 8 of the NPPF relates to the need to achieve healthy, inclusive and safe places and beautiful buildings, and requires development to promote social interaction, be safe and accessible and enable and support healthy lives.
- 5.7 Section 9 of the NPPF relates to the need to promote sustainable transport. At paragraph 112 it notes that when setting parking standards, a number of factors should be taken into account including: the accessibility of the development; the type, mix and use of development; the availability of public transport; local car ownership levels; and the need to ensure adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 5.8 At paragraph 116 it notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.9 Section 12 of the NPPF notes that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. At paragraph 135 it notes that development should: function well and add to the overall quality of the area; be visually attractive; be sympathetic to local character and history; establish a strong sense of place and optimise the potential of the site.

### **The Development Plan**

- 5.10 The statutory Development Plan for the application site is currently comprised of the following:
- Wokingham Borough Local Development Framework: Adopted Core Strategy Development Plan Document. Adopted January 2010
  - Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan. Adopted February 2014
  - Arborfield and Barkham Neighbourhood Plan. Made April 2020
- 5.11 Those policies considered relevant to this Reserved Matters submission are outlined below.

#### Core Strategy (2010)

- 5.12 Policy 'CP1: Sustainable Development' sets out general principles for development proposals to meet to be considered acceptable, including the need to enhance the quality of the environment, minimise pollutants, limit adverse effects on water quality, and provide adequate drainage.
- 5.13 Policy 'CP3: General Principles for Development' sets out further general principles for development to meet, including the need to be of an appropriate scale with high quality design without detriment to the amenities of adjacent land owners.
- 5.14 Policy 'CP5: Housing Mix, Density and Affordability' requires development proposals to have a mix and balance of densities, dwelling types, tenures and sizes.
- 5.15 Policy 'CP6: Managing Travel Demand' relates to the need to provide choices for sustainable transport and the need to provide appropriate vehicle parking.

#### Managing Development Delivery (MDD) Local Plan (2014)

- 5.16 Policy 'CC04: Sustainable Design and Construction' requires all development proposals to deliver high quality sustainably designed developments, which should include meeting water consumption targets of 105 litres per person per day, and to include suitable waste management facilities, including for recycling.
- 5.17 Policy 'CC06: Noise' requires development proposals to assess the noise impact of the development to protect noise sensitive receptors.
- 5.18 Policy 'CC07: Parking' requires development proposals to meet the parking standards as set out in appendix 2 of the MDD.
- 5.19 Policy 'CC10: Sustainable Drainage' requires development proposals to ensure surface water arising from the development to be managed in a sustainable manner.
- 5.20 Policy 'TB05: Housing Mix' requires development proposals to provide for an appropriate housing mix that reflects the character of the area as well as the current and projected needs of households.
- 5.21 Policy 'TB07: Internal Space Standards' stipulates minimum internal space standards for all new dwellings to comply with.

#### Arborfield and Barkham Neighbourhood Plan (2020)

- 5.22 Policy 'IRS2: Recognise, Respect and Preserve the Identity and Rural Setting of Settlements' requires development proposals to have appropriate scale, form, density, materials and landscaping.

- 5.23 Policy 'AD3: High Quality Development with Generous Open Space, Properly Landscaped' requires new developments to reflect the rural character and historic context of the existing dwellings within the Plan Area, and must deliver good design.

### **Other Relevant Documents**

#### Emerging Local Plan

- 5.24 The Council are currently progressing work on a new Local Plan – the Local Plan Update 2023-2040 (LPU).
- 5.25 The proposed submission version of the plan was submitted to the Secretary of State for examination by an Independent Planning Inspector on 28 February 2025. As the plan is currently yet to be examined, it holds little weighting in decision making at this time.

## 6 PLANNING JUSTIFICATION

- 6.1 The following section seeks to provide justification for the proposed development in light of the content of the relevant planning policies identified above.

### Housing Mix

- 6.2 The proposed housing mix for market dwellings is as follows:

Dwelling Size	Number	Percentage
2-bedroom House	1	1%
3-bedroom House	23	42%
4-bedroom House	14	27%
5-bedroom House	16	30%
<b>Total</b>	<b>54</b>	<b>100%</b>

- 6.3 The proposed mix includes a variety of house types to meet a wide range of housing needs, including terraced, semi-detached and detached dwellings. The house types also vary between 2 and 2.5 storey designs.
- 6.4 This mix is considered suitable relative to the character of the surrounding area and the sites context, as well the existing housing adjacent to the site, whilst also responding to housing need.
- 6.5 Whilst the proposed housing mix does deviate from that shown in the Core Strategy and Local Plan, it is considered that these policies are now somewhat dated and the proposed housing mix is more reflective of the current housing market demand as well as the sites specific context.
- 6.6 Furthermore, the proposed housing mix has been reviewed by officers at pre-application stage, and was considered acceptable.
- 6.7 Overall, it is considered that the proposed mix of dwellings would create a balanced, mixed and inclusive community that would cater to a wide range of housing needs. The proposed development is therefore considered acceptable with regard to housing mix, and is in accordance with Policy 'TB05: Housing Mix' which requires development proposals to provide for an appropriate housing mix that reflects the character of the area as well as the current and projected needs of households.

### Affordable Housing

6.8 The proposed development includes the provision of 13no. units as affordable dwellings.

6.9 The proposed affordable housing mix is as follows:

Type	Social Rent	Shared Ownership	Affordable Rent	
1 Bed Flat	6			
2 Bed House	1	1	1	
3 Bed House	1	2		
4 Bed House	1			
Totals	9 (69%)	3 (23%)	1 (8%)	<b>13</b>

6.10 The proposed affordable housing mix has been amended since pre-application stage, in response to feedback received from the Council's Affordable Housing Officer. The officer confirmed that the Council do not require 3 or 4-bedroom dwellings for affordable rent, and nor does the legal agreement from the outliner permission allow for 3+ bedrooms to be used for intermediate/affordable rent.

6.11 At the request of the Affordable Housing Officer, a 4-bedroom house for affordable rent was also added to the proposed housing mix.

6.12 The proposed affordable housing mix is therefore now in full compliance with that requested by the Council's Affordable Housing Officer.

6.13 The proposed development is also considered to be in full compliance with Policy 'CP5: Housing Mix, Density and Affordability', which requires development proposals to have a mix and balance of densities, dwelling types, tenures and sizes.

### Layout, Design and Appearance

6.14 The proposed development has been sensitively designed in accordance with the adopted Design Code. The site falls within the 'Courtyards and Lanes' character area, where the Design Code states that development should be more intimate with generally two storey houses with some three storey houses for key views and gateways.

6.15 The layout of the proposed development has evolved from a main access into the site from the south, to create a gateway entrance point, leading to a main road running north to south,

and one east to west along the southern boundary. This layout has resulted in a clear street hierarchy across the site. Pedestrian links to Tope Crescent have also been established.

- 6.16 The layout establishes a higher density central sub-character along the main entrance road, with lower density village green sub-character along the site edges. The layout also includes some outward facing units in the north west corner to face onto Tope Crescent, to establish a positive relationship with the existing development here.
- 6.17 The below extracts from the submitted streetscenes show the difference between the gateway entrance street scene (Figure 3), and the inner 'Courtyards' character area (Figure 4).



**Figure 3 – Gateway Entrance Area Streetscene**



**Figure 4 – 'Courtyards' Area Streetscene**

- 6.18 The proposed development has achieved an average net density of 29 dwellings per hectare, which is considered appropriate for the garden village character, whilst also making most efficient use of the land. The density varies across the site depending on the sub-character of the area, with higher densities in the central and gateway areas of the site, and lower densities around the edge of the development and to the south where the site sits adjacent to the areas of open space.
- 6.19 The different use of dwelling types across these areas, with variations between semi-detached and terraced house types vs larger detached house types, also adds to this character distinction. A variety of set-back distances have also been used across the site,

further enhancing these distinctions between sub-character areas, and also to help break up the bulk and scale of development where required.

- 6.20 At key-focal points across the site, feature dwelling types have been utilised, with extra elevation details and/or increased height. These features also help with wayfinding across the site.
- 6.21 Along the northern edge of the development, the dwellings have been sufficiently set-back within the site to avoid the TPO trees here.
- 6.22 With regard to building heights, these are reflective of the adjacent existing dwellings at Stephenson Road and Tope Crescent, and dwellings are proposed in a mix of 2 and 2.5 storeys. The variation in dwelling heights across the site will add interest to the street scene. Taller stop end dwellings will be used along the key vistas to create focal buildings. This is all in line with Condition 4 of the outline permission which restricts building heights to three storeys.
- 6.23 With regard to the appearance and character of the site, mostly being the house styles and materials proposed, the proposed dwellings will be in accordance with the 'Courtyards and Lanes' section of the Design Code. There will be a mix of materials across the site, to add interest to the street scene and build upon the different character areas. Proposed materials include a mix of red brick, white/grey brick, weather boarding and grey & brown roof tiles. Buildings at key locations will also have uplifted architectural detail and materials, with changes in materiality at corner locations across the site. The proposed affordable dwellings will be tenure blind and thus will be of the same design and materials of the market dwellings.
- 6.24 The proposed design for the site establishes three character areas, being the 'Green Grid and Village Streets', the 'Green Edge' and the 'Courtyard and Lanes'. These will all have distinct character features and the use of different materials and styles.
- 6.25 With regard to parking, the proposed parking strategy is in line with the guidelines as set out in the adopted Design Code, as well as the WBC Parking Standards Study Report (October 2011). All dwellings have private allocated parking, some located to the front of the dwellings and some located to the side in a tandem arrangement. Some dwellings also benefit from garages, all of which are of sufficient space to accommodate additional car parking. To the green edge of the development the parking is mainly provided to the sides of dwellings, behind the main front building line, in order to create a consistent frontage. Visitor spaces are also provided across the site. Cycling parking is proposed in garages where possible, and for dwellings without garages, cycle sheds are proposed within their gardens.
- 6.26 Overall, it is considered that the proposed development will create a high-quality residential site which responds positively to its context and the surrounding character. The proposed



development is therefore considered to be in full accordance with policies CP3, IRS2 and AD3 of the Development Plan, as well as the requirements of the 'Courtyards and Lanes' section of the adopted Design Code.

#### Residential and Neighbouring Amenity

- 6.27 The site layout has been carefully designed to ensure a high standard of residential amenity for all future occupants will be achieved, as well as for occupants of the existing dwellings located adjacent to the site.
- 6.28 The proposed layout has also been designed to achieve sufficient separation distances between all dwellings, both existing and proposed, to prevent any instances of overlooking, loss of privacy and loss of light.
- 6.29 All private gardens will be of a sufficient size relative to the size of the dwelling.
- 6.30 All dwellings will also be provided with a water butt and space for composting as per condition 54 of the outline permission.
- 6.31 Furthermore, all dwellings will meet the internal space standards as set by Policy TB07 of the Local Plan. All occupants will therefore have a high quality of internal amenity.
- 6.32 Overall it is therefore considered that the proposed development will achieve a high standard of residential amenity.

#### Access and Parking

- 6.33 The Reserved Matters application is accompanied by a comprehensive parking strategy, clearly demonstrating compliance with the parking standards as set out in Appendix 2 of the Local Plan.
- 6.34 All dwellings will be provided with sufficient car parking relative to the size of the house and its bedspaces. There are also a total of 14no. visitor parking spaces provided throughout the site.
- 6.35 Some dwellings also benefit from detached garages, and these are all sized to accommodate a parking space.
- 6.36 An EV Charging Plan is also submitted, showing the location of all EV charging points across the site.
- 6.37 Cycling parking is proposed in garages where possible, and for dwellings without garages, cycle sheds are proposed within their gardens. This will be provided in line with Appendix 2 of the Local Plan.

- 6.38 Overall, it is considered that the proposed development has provided sufficient car and cycle parking in line with the adopted standards, and as such is in full accordance with policies CP6 and CC07 of the Development Plan.

#### Landscaping

- 6.39 A full landscaping strategy is submitted with the Reserved Matters application.
- 6.40 The landscape masterplan for the site shows the retention of the existing trees along the boundary of the site, as well as the proposed landscaping across the site.
- 6.41 Along the 'green edge' of the site adjacent to the linear park, low growing shrub planting will be utilised to unit frontages to give a rural aesthetic.
- 6.42 Along the main access road, ornamental tree planting is proposed to give the 'village street' character and to soften the bulk of development and create focal points.
- 6.43 The existing planting across the site will also be enhanced with native scrub planting, and the grassland under the retained trees will be enhanced with wildflower seeds.
- 6.44 Overall, it is considered that the proposed landscaping strategy for the site is appropriate and will help towards contributing to a strong sense of place and high-quality character for the site, as well as delivering environmental and ecological benefits.

#### Technical Standards

- 6.45 This Reserved Matters submission is accompanied by a number of technical reports and other information, to address all of the relevant technical matters such as drainage, arboricultural, ecology and sustainability.
- 6.46 All dwellings will meet the higher water efficiency standards of 105 litres per person per day, as per policy CC04 of the Development Plan.
- 6.47 All dwellings will have sufficient space for the storage of refuse and recycling bins, and where required bin presentation areas will be provided to those dwellings not immediately on the kerbside. A full refuse strategy is submitted with the application to show those dwellings which are required to use a bin collection point, as well as the location of the collection points on the site. These will be located within the maximum permitted drag distances.
- 6.48 Policy 'CC06: Noise' requires development proposals to assess the noise impact of the development to protect noise sensitive receptors. This application is submitted with a Noise Assessment which concludes that no specific noise mitigation scheme is considered necessary for the site.
- 6.49 Overall it is considered that the proposed development has sufficiently addressed all technical concerns.

## **7 CONCLUSION**

- 7.1 This statement has been prepared by CC Town Planning to accompany a Reserved Matters application pursuant to outline permission O/2014/2280, at Parcel N, Arborfield Green.
- 7.2 This accompanying Planning Statement has set out that the proposed scheme will provide a well-balanced mix of housing for the local community, and will deliver a high-quality development with a strong sense of place and character. The proposed development has developed over time in response to feedback received throughout the pre-application process, and as such the scheme as proposed is considered to be of a high quality and in full accordance with all relevant planning policies and officer requirements. It has also been shown that there are no technical constraints to the proposal, and that any adverse impacts that may arise can be sufficiently mitigated, and finally that the proposed scheme will be sustainable.
- 7.3 In summary, it has been demonstrated that the proposed scheme is in full accordance with the various Development Plan documents as set out above, as well as the national planning policies contained within the NPPF (as updated in December 2024).
- 7.4 As such, we respectfully request that approval of the Reserved Matters be granted for this proposed development at the earliest opportunity possible.