



Woolf Bond Planning
Chartered Town Planning Consultants

APPEAL BY DANDARA SOUTHERN LTD & ELSTREE LAND LTD

LAND NORTH OF READING ROAD, ARBORFIELD

**OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 111 DWELLINGS, WITH
ASSOCIATED WORKS, PARKING, LANDSCAPING, PUBLICLY ACCESSIBLE OPEN SPACE, WITH
ACCESS FROM READING ROAD.**

WOKINGHAM BOROUGH COUNCIL

LPA REF: 243099

AUGUST 2025

ESSENTIAL SUPPORTING INFORMATION

1. The following documents were submitted with the original application via the planning portal:

A copy of the original planning application submitted to the Local Planning Authority ("LPA") via the Planning Portal comprising as follows:

- Covering Letter (Woolf Bond Planning) (2 December 2024)
- Application Form and CIL form
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Design and Access Statement (DHA Architecture)
- Plans (DHA Architecture):
 - Site Location Plan No. 052403-DAN-LOC1
 - Illustrative Master plan No. 052403-DAN-MP01
 - Indicative Land Use Plan No. 052403-DAN-ILUP
 - Topographic Survey No. 052403-DAN-TOPO01
- Archaeological Desk Based Assessment (RPS)
- Transport Assessment and Travel Plan (Paul Basham Associates) including
 - Proposed Site Access Plan No. 147.0017.0001 Rev P06 (Appendix B to the TA)
 - Traffic Survey
 - Swept Path Analysis
 - Stage 1 Road Safety Audit
 - TRICS report
 - Distribution Diagram
 - Site Access Modelling results.
- Flood Risk Assessment and Surface Water Drainage Strategy (RCP)

- Landscape and Visual Appraisal (GL Studios)
- Ecological Impact Assessment (Sam Watson Ecology)
- Biodiversity Net Gain Assessment and Matrices (Sam Watson Ecology)
- Arboricultural Impact Assessment including Tree Condition Survey, Survey Plan, Tree Removal Plan and Impact Assessment (Ruskins Tree Consultancy)
- Phase 1 Ground Conditions Desk Study (Wilson Bailey)
- Energy and Sustainability Statement (JSP Sustainability)
- Utilities Statement (Connect It)

2. The following documents were submitting during the application process:

16/12/2024

Hydraulic Modelling Report (Ardent)

18/02/2025

Framework Travel Plan (PBA)

Framework Construction Management Plan (PBA)

Highways Response Note (PBA)

07/03/2025

Email to case officer containing input from Thames Water re: foul capacity

19/03/2025

Emergency Access Plan No. 147.0017.0009 Rev P01

Refuse Vehicle & Fir[e] Appliance Tracking Plan No. No. 147.0017.0006 Rev P02

Proposed Site Access General Arrangement Plan No. 147.0017.0001 Rev P07

21/03/2025

Email to case officer regarding highway amendments.

25/04/2025

Addendum Bat Survey Report (Sam Watson Ecology)

Agricultural Land Classification Report (Kernon)

28/04/2025

Revised BNG Metric
