

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



Expiry Date: 7 August 2026

Application Number: 252379

Location: Land to South of, Tope Crescent, Arborfield Green, Berkshire

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 65 dwellings with associated infrastructure, access and landscaping. Details of 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/2014/2280 dated 02/04/2015 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:

The development hereby permitted shall be carried out in accordance with the following approved plans unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority:

P24-1739_DE_01_C_08 – LOCATION PLAN

P24-1739_DE_01_AM_01 - SITE LAYOUT

P24-1739_DE_02F – HOUSE TYPE PACK

P24-1739_DE_03_G_01 – STREET SCENES

P24-1739-DE-01--28 - RAINWATER COLLECTION PLAN

P24-1739-DE_01_G_13 - AFFORDABLE HOUSING PLAN

P24-1739-DE_01_G_14 - EVCP PLAN

P24-1739-DE_01_H_09 - CAR PARKING STRATEGY PLAN

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. 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 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).

4. 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 spaces 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 ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Ecological Mitigation:

All works shall be carried out in accordance with the recommendations set out in GCN Technical Note, ECOSUPPORT LTD, dated 27 July 2026.

Reason: 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.

6. Archaeology:

A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) for the Reserved Matters phase, has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1) The programme and methodology of site investigation and recording
- 2) The programme for post investigation assessment
- 3) Provision to be made for analysis of the site investigation and recording
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation
- 6) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Post-Medieval remains. A programme of archaeological work is required in order to assess and, where necessary, mitigate the impacts of the development, and to ensure that the significance of any archaeological remains is properly understood. This is in accordance with national and local planning policy.

7. Parking Management Strategy:

No part of development hereby approved shall be occupied until a Parking Management Strategy has been first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper functioning of the vehicular route to the allotment site and a satisfactory development in the interests of amenity and highway safety. Relevant policy: Wokingham Borough Core Strategy Policies CP1, CP3 and CP6.

Informatives

1. 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.

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

3. 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:

- addressing concerns relating to design and the site layout;

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.

4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the

intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. 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.

6. 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.

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. 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=1079068363)

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11. 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.

12. 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.

13. The applicant is advised that details of street lighting to be approved under highways technical details (outline planning condition 26) will be required to demonstrate compatibility with the landscaping scheme to be approved under outline planning condition.

14. Particular care should be taken to ensure that street lighting does not conflict with trees to be planted within services margins or highway verges. Such plans shall demonstrate street lighting within service margins.

15. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.



Recommendation and conditions/reasons agreed:

Date: 06/08/2026

REMEMBER - The earliest date for a decision on this application is: **31 July 2026**