

17th September 2024

Our Ref: 333101061/A3/CAD

Planning and Compliance Officer,
Development Management,
Wokingham Borough Council,
PO Box 157,
Shute End,
WOKINGHAM.
RG40 1WR

BY PLANNING PORTAL REFERENCE: PP-13327393

Dear Sir/Madam

**LAND NORTH OF ARBORFIELD ROAD, SHINFIELD
FULL PLANNING APPLICATION FOR THE ERECTION OF NEW DWELLINGS, OPEN SPACE,
LANDSCAPING, SUPPORTING INFRASTRUCTURE AND ASSOCIATED WORKS.**

We write on behalf of our client, Bellway Homes Limited (Thames Valley), to submit the enclosed Full Planning Application for residential development on Land North of Arborfield Road, Shinfield ('the Site').

The proposed development, as stated on the planning application form is as follows:

**'Full planning application for the erection of new dwellings, open space,
landscaping, supporting infrastructure and associated works**

The application proposes the development of 191 dwellings, open space, landscaping and supporting infrastructure.

The proposed development is situated on the eastern boundary of the village of Shinfield, south of Reading and to the west of Wokingham. It is bordered to the east by the A327 Eastern Relief Road, to the south by Arborfield Road, to the west by existing residential dwellings and to the north by residential development currently under construction by the Applicant (WBC application reference 181499). The Site is located within the South of M4 Strategic Development Location (SDL) designated in WBC's Core Strategy (adopted in 2010) and is identified in WBC's emerging Local Plan Update as an additional site allocation with capacity for 191 dwellings within the SDL.

This planning application is supported by the following plans:

Plan	Prepared by:	Reference
Layout Plans		
Site Location Plan	DHA Architecture	022307-BEL-TV-06 rev A
Presentation Planning Layout	DHA Architecture	022307-BEL-TV-01
Supporting Planning Layout	DHA Architecture	022307-BEL-TV-02
Storey Heights Layout	DHA Architecture	022307-BEL-TV-03

Tenure Layout	DHA Architecture	022307-BEL-TV-04
Unit Types Layout	DHA Architecture	022307-BEL-TV-05
Material Distribution Plan	DHA Architecture	022307-BEL-TV-07
House Types - The Awkwright		
Elevations	DHA Architecture	AR-4B-2S-CB-E (Elevations correspond with Floor Plan Drawing AR-4B-2S-P1)
Elevations	DHA Architecture	AR-4B-2S-CB-E1 (Elevations correspond with Floor Plan Drawing AR-4B-2S-P2)
Elevations	DHA Architecture	AR-4B-2S-CT-E (Elevations correspond with Floor Plan Drawing AR-4B-2S-P1)
Elevations	DHA Architecture	AR-4B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing AR-4B-2S-P2)
Floor Plans	DHA Architecture	AR-4B-2S-P1
Floor Plans	DHA Architecture	AR-4B-2S-P2
House Types - The Baker		
Elevations	DHA Architecture	BA-2B-2S-CB-E (Elevations correspond with Floor Plan Drawing BA-2B-2S-P1)
Elevations	DHA Architecture	BA-2B-2S-CT-E (Elevations correspond with Floor Plan Drawing BA-2B-2S-P1)
Elevations	DHA Architecture	BA-2B-2A-TB-E (Elevations correspond with Floor Plan Drawing BA-2B-2S-P1)
Elevations	DHA Architecture	BA-2B-2A-TF-E (Elevations correspond with Floor Plan Drawing BA-2B-2S-P1)
Floor Plans	DHA Architecture	BA-2B-2S-P1
House Types -The Blemmere		
Elevations	DHA Architecture	BM-3B-2S-CB-E rev B (Elevations correspond with Floor Plan Drawing BM-3B-2S-P1)
Elevations	DHA Architecture	BM-3B-2S-CT-E rev B (Elevations correspond with Floor Plan Drawing BM-3B-2S-P1)
Elevations (H)	DHA Architecture	BM-3B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing BM-3B-2S-P3)
Elevations (H)	DHA Architecture	BM-3B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing BM-3B-2S-P2)
Elevations (H)	DHA Architecture	BM-3B-2S-TF-E1 (Elevations correspond with Floor Plan Drawing BM-3B-2S-P2)
Floor Plans	DHA Architecture	BM-3B-2S-P1
Floor Plans	DHA Architecture	BM-3B-2S-P2
Floor Plans	DHA Architecture	BM-3B-2S-P3
House Types - The Harper		

Elevations	DHA Architecture	HA-2B-2S-CB-E (Elevations correspond with Floor Plan Drawing HA-3B-2S-P1)
Elevations	DHA Architecture	HA-2B-2S-TB-E (Elevations correspond with Floor Plan Drawing HA-3B-2S-P1)
Elevations	DHA Architecture	HA-2B-2S-CB-E (Elevations correspond with Floor Plan Drawing HA-3B-2S-P1)
Elevations	DHA Architecture	HA-2B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing HA-3B-2S-P1)
Elevations	DHA Architecture	HA-2B-2S-TF-E (Elevations correspond with Floor Plan Drawing HA-3B-2S-P1)
Elevations	DHA Architecture	HA-2B-2S-CB-E1 (Elevations correspond with Floor Plan Drawing HA-3B-2S-P2)
Elevations	DHA Architecture	HA-2B-2S-CB-E2 (Elevations correspond with Floor Plan Drawing HA-3B-2S-P2)
Elevations	DHA Architecture	HA-3B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing HA-3B-2S-P2)
Elevations	DHA Architecture	HA-3B-2S-TB-E2 (Elevations correspond with Floor Plan Drawing HA-3B-2S-P2)
Floor Plans	DHA Architecture	HA-3B-2S-P1 rev A
Floor Plans	DHA Architecture	HA-3B 2S-P2
House Types - The Hooper		
Elevations	DHA Architecture	HP-2B-2S-TF-E (Elevations correspond with Floor Plan Drawing HP-2B-2S-P1)
Elevations	DHA Architecture	HP-2B-2S-TB-E (Elevations correspond with Floor Plan Drawing HP-2B-2S-P1)
Floor Plans	DHA architecture	HP-2B-2S-P1 rev A
House Types - The Parkman		
Elevations	DHA Architecture	PA-3B-25S-CB-E1 (Elevations correspond with Floor Plan Drawing PA-3B-25S-P1)
Elevations	DHA Architecture	PA-3B-25S-CT-E1 (Elevations correspond with Floor Plan Drawing PA-3B-25S-P1)
Elevations	DHA Architecture	PA-3B-25S-TB-E1 (Elevations correspond with Floor Plan Drawing PA-3B-25S-P1)
Floor Plans	DHA architecture	PA-3B-25S-P1
House Types - The Pargeter		
Elevations	DHA Architecture	PG-4B-2S-CB-E1 (Elevations correspond with Floor Plan Drawing PG-4B-2S-P2)
Elevations	DHA Architecture	PG-4B-2S-CT-E (Elevations correspond with Floor Plan Drawing PG-4B-2S-P1)

Elevations	DHA Architecture	PG-4B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing PG-4B-2S-P2)
Elevations	DHA Architecture	PG-4B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing PG-4B-2S-P2)
Elevations	DHA Architecture	PG-4B-2S-TB-E2 (Elevations correspond with Floor Plan Drawing PG-4B-2S-P2)
Elevations	DHA Architecture	PG-4B-2S-TF-E (Elevations correspond with Floor Plan Drawing PG-4B-2S-P1)
Elevations	DHA Architecture	PG-4B-2S-TF-E1 (Elevations correspond with Floor Plan Drawing PG-4B-2S-P2)
Floor Plans	DHA architecture	PG-4B-2S-P1
Floor Plans	DHA architecture	PG-4B-2S-P2
House Types - The Ploughwright		
Elevations	DHA Architecture	PW-3B-2S-CB-E (Elevations correspond with Floor Plan Drawing PW-3B-2S-P1)
Elevations	DHA Architecture	PW-3B-2S-CT-E (Elevations correspond with Floor Plan Drawing PW-3B-2S-P1)
Elevations	DHA Architecture	PW-3B-2S-TF-E (Elevations correspond with Floor Plan Drawing PW-3B-2S-P1)
Floor Plans	DHA architecture	PW-3B-2S-P1
House Types - The Quilter +		
Elevations	DHA Architecture	QU+-3B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing QU+-3B-2S-P1)
Elevations	DHA Architecture	QU+-3B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing QU+-3B-2S-P1)
Floor Plans	DHA architecture	QU+-3B-2S-P1
House Types - The Reed maker		
Elevations	DHA Architecture	RE-4B-2S-CB-E (Elevations correspond with Floor Plan Drawing RE-4B-2S-P1)
Elevations	DHA Architecture	RE-4B-2S-CT-E (Elevations correspond with Floor Plan Drawing RE-4B-2S-P1)
Floor Plans	DHA architecture	RE-4B-2S-P1
House Types - The Scrivener +		
Elevations	DHA Architecture	SC+-4B-2S-CB-E1 (Elevations correspond with Floor Plan Drawing SC+-4B-2S-P1)
Elevations	DHA Architecture	SC+-4B-2S-CT-E1 (Elevations correspond with Floor Plan Drawing SC+-4B-2S-P2)
Elevations	DHA Architecture	SC+-4B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing SC+-4B-2S-P1)
Floor Plans	DHA architecture	SC+-4B-2S-P1

Floor Plans	DHA architecture	SC+-4B-2S-P2
House Types - The Sculptor		
Elevations	DHA Architecture	SR-4B-2S-CB-E (Elevations correspond with Floor Plan Drawing SR-4B-2S-P1)
Elevations	DHA Architecture	SR-4B-2S-CT-E (Elevations correspond with Floor Plan Drawing SR-4B-2S-P1)
Elevations	DHA Architecture	SR-4B-2S-TB-E (Elevations correspond with Floor Plan Drawing SR-4B-2S-P1)
Elevations	DHA Architecture	SR-4B-2S-TF-E (Elevations correspond with Floor Plan Drawing SR-4B-2S-P1)
Floor Plans	DHA architecture	SR-4B-2S-P1
House Types - The Tillman		
Elevations	DHA Architecture	TI-3B-2S-CB-E (Elevations correspond with Floor Plan Drawing TI-3B-2S-P1)
Elevations	DHA Architecture	TI-3B-2S-CT-E (Elevations correspond with Floor Plan Drawing TI-3B-2S-P1)
Elevations	DHA Architecture	TI-3B-2S-TB-E (Elevations correspond with Floor Plan Drawing TI-3B-2S-P1)
Elevations	DHA Architecture	TI-3B-2S-TB-E1 (Elevations correspond with Floor Plan Drawing TI-3B-2S-P1)
Elevations	DHA Architecture	TI-3B-2S-TF-E (Elevations correspond with Floor Plan Drawing TI-3B-2S-P1)
Floor Plans	DHA architecture	TI-3B-2S-P1
House Types - The Walker		
Elevations	DHA Architecture	WL-4B-3S-TB-E1 (Elevations correspond with Floor Plan Drawing WL-4B-3S-P1)
Floor Plans	DHA architecture	WL-4B-3S-P1
Apartments – Bradshaw Court		
Elevations	DHA architecture	BSA-TB01-E1 (Elevations correspond with Floor Plan Drawing BSA-TB01-P1 to P3)
Floor Plans	DHA architecture	BSA-TB01-P1
Floor Plans	DHA architecture	BSA-TB01-P2
Floor Plans	DHA architecture	BSA-TB01-P3
Apartments – Tompion Court		
Elevations	DHA architecture	TOA-TB01-E1 (Elevations correspond with Floor Plan Drawing TOA-TB01-P1 to P3)
Floor Plans	DHA architecture	TOA-TB01-P1
Floor Plans	DHA architecture	TOA-TB01-P2
Floor Plans	DHA architecture	TOA-TB01-P3
Apartments – Wayland Court		
Elevations	DHA architecture	WLA-TB01-E1 (Elevations correspond with Floor Plan Drawing WLA-TB01-P1 to P3)
Floor Plans	DHA architecture	WLA-TB01-P1
Floor Plans	DHA architecture	WLA-TB01-P2
Floor Plans	DHA architecture	WLA-TB01-P3

Street scenes and Perspectives		
Illustrative perspective View 01	DHA architecture	022307-BEL-TV-PER01
Illustrative perspective View 02	DHA architecture	022307-BEL-TV-PER02
Illustrative perspective View 03	DHA architecture	022307-BEL-TV-PER03
Street Scene 01	DHA architecture	022307-BEL-TV-SS01
Street Scene 02	DHA architecture	022307-BEL-TV-SS02
Street Scene 03	DHA architecture	022307-BEL-TV-SS03
Street Scene 04	DHA architecture	022307-BEL-TV-SS04
Ancillaries		
Cycle Shed – Plans and elevations	DHA Architecture	022307-CS01
Cycle Shed – Plans and elevations	DHA Architecture	022307-CS01
Sub-Station – Plans and elevations	DHA Architecture	022307-SUB01
Garage 01 – Plans and Elevations	DHA Architecture	GAR01-R1-CB
Garage 01 – Plans and Elevations	DHA Architecture	GAR01-R2-CB
Garage 02 – Plans and Elevations	DHA Architecture	GAR02-R2-tB
Garage 02 – Plans and Elevations	DHA Architecture	GAR02-R3-CB
Garage 02 – Plans and Elevations	DHA Architecture	GAR02-SP-TB
Engineering		
FULL APPLICATION GENERAL ARRANGEMENT SHEET 1	ALP	HD008-FA-101 Rev D
FULL APPLICATION GENERAL ARRANGEMENT SHEET 2	ALP	HD008-FA-102 Rev D
FULL APPLICATION LONGITUDINAL SECTIONS SHEET 1	ALP	HD008-FA-151 Rev C
FULL APPLICATION LONGITUDINAL SECTIONS SHEET 2	ALP	HD008-FA-152 Rev B
FULL APPLICATION LONGITUDINAL SECTIONS SHEET 3	ALP	HD008-FA-153 Rev B
FULL APPLICATION LONGITUDINAL SECTIONS SHEET 4	ALP	HD008-FA-154 Rev C
FULL APPLICATION LONGITUDINAL SECTIONS SHEET 5	ALP	HD008-FA-155 Rev B
FULL APPLICATION ENGINEERING LAYOUT SHEET 1	ALP	HD008-FA-401 Rev D
FULL APPLICATION ENGINEERING LAYOUT SHEET 2	ALP	HD008-FA-402 Rev D
FULL APPLICATION	ALP	HD008-FA-501 Rev D

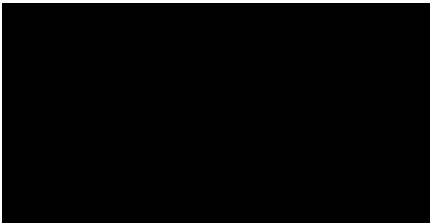
DRAINAGE LAYOUT SHEET 1		
FULL APPLICATION DRAINAGE LAYOUT SHEET 2	ALP	HD008-FA-502 Rev D
FULL APPLICATION SW CATCHMENT PLAN SHEET 1	ALP	HD008-FA-511 Rev D
FULL APPLICATION SW CATCHMENT PLAN SHEET 2	ALP	HD008-FA-512 Rev D
FULL APPLICATION MATERIALS LAYOUT SHEET 1	ALP	HD008-FA-701 Rev D
FULL APPLICATION MATERIALS LAYOUT SHEET 2	ALP	HD008-FA-702 Rev D
FULL APPLICATION LARGE REFUSE VEHICULAR TRACKING SHEET 1	ALP	HD008-FA-801 Rev D
FULL APPLICATION LARGE REFUSE VEHICULAR TRACKING SHEET 2	ALP	HD008-FA-802 Rev D
FULL APPLICATION FIRE TENDER VEHICULAR TRACKING SHEET 1	ALP	HD008-FA-803 Rev D
FULL APPLICATION FIRE TENDER VEHICULAR TRACKING SHEET 2	ALP	HD008-FA-804 Rev D
FULL APPLICATION STANDARD CAR VEHICULAR TRACKING SHEET 1	ALP	HD008-FA-805 Rev D
FULL APPLICATION STANDARD CAR VEHICULAR TRACKING SHEET 2	ALP	HD008-FA-806 Rev D
FULL APPLICATION BUS VEHICULAR TRACKING	ALP	HD008-FA-807 Rev D
Landscape Plans		
Landscape Strategy Plan	Aspect	8395/ASP6/LSP rev D
Hard Landscape Plan 1 of 6	Aspect	8395.HSP.3.1 Rev B
Hard Landscape Plan 2 of 6	Aspect	8395.HSP.3.2 Rev B
Hard Landscape Plan 3 of 6	Aspect	8395.HSP.3.3 Rev B
Hard Landscape Plan 4 of 6	Aspect	8395.HSP.3.4 Rev B
Hard Landscape Plan 5 of 6	Aspect	8395.HSP.3.5 Rev B
Hard Landscape Plan 6 of 6	Aspect	8395.HSP.3.6 Rev B
Planting Plan Overview	Aspect	8395.PP.1.0 Rev C
Planting Plan 1 of 6	Aspect	8395.PP.1.1 Rev C
Planting Plan 2 of 6	Aspect	8395.PP.1.2 Rev C
Planting Plan 3 of 6	Aspect	8395.PP.1.3 Rev C
Planting Plan 4 of 6	Aspect	8395.PP.1.4 Rev C
Planting Plan 5 of 6	Aspect	8395.PP.1.5 Rev C
Planting Plan 6 of 6	Aspect	8395.PP.1.6 Rev C
Tree Pit Detail 1 of 2	Aspect	8395.TPD.4.0
Tree Pit Detail 2 of 2	Aspect	8395.TPD.4.1

This planning application is supported by the following documents:

- Planning Statement, prepared by Stantec, dated September 2024;
- Design and Access Statement, prepared by DHA Architecture, reference: 022307-BEL-TV-DAS [final];
- Statement of Community Involvement, prepared by Instinctif, dated August 2024;
- Transport Assessment, prepared by ALP, reference HD008-R004/A;
- Flood Risk Assessment and Drainage Strategy, prepared by ALP, reference:HD008-R001;
- Archaeology and Heritage Assessment, prepared by EDP, reference: edp8574_r001a;
- Acoustic Assessment, prepared by Cass Allen, reference: RP02-23676-R0;
- Ecological Impact Assessment and Biodiversity Net Gain Assessment prepared by EPR, reference: 22/59A;
- Energy Statement, prepared by AES Sustainability Consultants, dated May 2024;
- Arboricultural Impact Assessment, prepared by Aspect Arboriculture, reference: 12017_AIA.001;
- Mineral Resource Assessment, prepared by Heatons, dated June 2024;
- Landscape and Visual Impact Assessment, prepared by Aspect Landscape Planning, reference: 8395.LVIA.001;
- Landscape Management Plan, prepared by Aspect Landscape Planning, reference: 8395.LMP.001;
- Specification for Landscape & Horticultural Works, prepared by Aspect Landscape Planning, reference: 8395.Lan.Spec.001;
- Air Quality Assessment, prepared by Cass Allen, reference: RP01-23676-R1;
- Construction Environmental Management Plan, prepared by Stuart Michael Associates, reference: 7233/CEMP;
- Construction Traffic Management Plan, prepared by Stuart Michael Associates, reference: 7233/CTMP.

We trust the Council has sufficient information to register and determine the enclosed planning application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours faithfully



CAITLIN DALY
Graduate Planner
STANTEC UK LIMITED