

12 September 2025
Our Ref: 25.1002

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Nick Chancellor
Delivery Manager
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Planning Portal Reference: PP - 14291697

Dear Mr Chancellor,

Re: Submission under the Town and Country Planning Act 1990 (as amended) for a Temporary Access from Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

On behalf of our client Taylor Wimpey ('TW'), we are pleased to submit a full planning application for a temporary access from Sheerlands Road for a period of five years in order to serve a Sales and Marketing Suite associated with the District Centre at Arborfield Green.

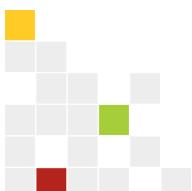
Planning History

In April 2015, approval was granted for a hybrid planning application (Ref. O/2014/2280). The hybrid planning permission granted for up to 2,000 new homes, a District Centre, a primary school and sporting facilities alongside other community infrastructure. Full planning permission has also been granted for two new areas of Suitable Alternative Natural Greenspace (SANG).

A Reserved Matters application for the Arborfield Green District Centre (Ref. 230872) was subsequently approved in October 2023 for the following:

"Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage."

Since the approval of the RM application (Ref. 230872), two subsequent Non-Material Amendments (NMA) applications have been approved, reflecting ongoing refinements to the development. NMA Ref. 242822, approved in November 2024, permitted the relocation of the on-site substations. In June 2025, NMA Ref. 251327 was approved, allowing adjustments to the rear boundaries of Plots 187 and 190–204, as well as the rear boundary of the Pre-School building.



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Application Proposal

This planning application seeks full planning permission for a temporary period of five years for an access from Sheerlands Road to be used as sales access road to establish a sales presence on site whilst the construction works are ongoing.

The description of development, as set out on the application form, is as follows:

“Full planning application for a temporary sales access from Sheerlands Road for a period of five years to facilitate the sales of homes ahead of their construction for the Land at Arborfield Green (Parcel A).”

The proposed temporary access aligns closely with the existing hardstanding at an established access point previously used by Crest Nicholson off of Sheerlands Road.

The access road will measure 4.80m wide, accompanied by a 3.50m wide footpath to support both vehicular and pedestrian movement. A pedestrian crossing is also proposed across the temporary access road, along with a new pedestrian link to enhance connectivity to and across Sheerlands Road.

The proposed temporary road has been designed to integrate with the approved Reserved Matters drainage strategy, ensuring no conflict with existing or proposed drainage infrastructure. The layout and construction of the temporary road will ensure that long-term drainage is not compromised and that reinstatement or removal can be achieved without disruption.

The design also takes into account visibility splays and vehicle tracking to ensure safe and efficient operation. Further details are provided within the accompanying Temporary Access Technical Note and General Arrangement Plan submitted alongside this application.

At the end of the temporary period, the access will be removed, and the permanent footways (approved under Reserved Matters application ref. 230872 varied by Non-Material Amendment application ref. 251327) will be re-instated.

Application Documents and Application Fee

The following documents have been submitted in support of this application:

| Document Title | Responsible Consultant |
|------------------------------------|------------------------|
| Application Form | Boyer |
| Covering Letter | Boyer |
| CIL Form | Boyer |
| 22585-23-04-Temporary Access GA_P2 | IESIS CIVILS |

| | |
|--|-----------------------------|
| 22585-Tempoarary Access Technical Note | IESIS CIVILS |
| 250912_J190609_Arborfield_RSA1_Final | Grange Transport Consulting |

The application fee of £298 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement and validation of this application and trust you have sufficient information to favourably consider this application to facilitate the sale of homes at Arborfield District Centre. Should you require any further information or should you wish to discuss the proposal further, please do not hesitate to contact me.

Yours sincerely


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Graduate Planner

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