



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: 9015

Email: a.constantinou@woolfbond.co.uk

2nd December 2024
Planning Services
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madam,

Land North of Reading Road, Arborfield

Outline application for up to 111 dwellings, with associated works, parking, landscaping and publicly accessible open space, with access from Reading Road

General

On behalf of our clients, Dandara Southern Ltd & Elstree Land Ltd, please find enclosed an outline planning application proposing development of the site as described above.

Only the principle of development for up to 111 dwellings and the means of access from Reading Road are to be determined. Appearance, landscaping, layout and scale are reserved for subsequent determination.

Content of the Application

This outline planning application comprises the following plans and particulars:

- Application Form
- CIL Form
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Design & Access Statement (DHA Architecture)
- Arboricultural Impacts Assessment (Ruskins Tree Consultancy), including:
 - Arboricultural Impact Assessment
 - Tree Condition Survey
 - Tree Survey Plan No. TSP1
 - Tree Removal Plan No. TRP 1
- Ecological Impact Assessment (Sam Watson Ecology), including:

- Biodiversity Net Gain
- Landscape and Visual Appraisal (GL Studios)
- Archaeological Desk-Based Assessment
- Energy & Sustainability Statement (JSP Sustainability)
- Flood Risk Assessment & Surface Water Drainage Strategy (RCP)
- 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
- Ground Phase 1 Desk Study (Wilson Bailey)
- Utilities Statement (Connect It)

Site Plans and Information

- Site Location Plan No. 052403-DAN-LOC01
- Illustrative Masterplan No. 052403-DAN-MP01
- Indicative Land Use Plan No. 052403-DAN-ILUP
- Topographical Survey No. 052403-DAN-TOPO01

Matters regarding community involvement in the preparation of the planning application are detailed within the Planning Statement.

The planning application has been submitted on the Planning Portal and the requisite planning application fee in the sum of £22,943.00 (including VAT and the Portal's service charge) will be paid in full.

We would be obliged if you would register the application as soon as possible and, in the meantime, please confirm its receipt.

We look forward to discussing the application with the Case Officer in due course.

If there are any queries, please do not hesitate to contact the writer.

Yours faithfully

Woolf Bond Planning Ltd

Adam Constantinou Bmus (hons) MA MRTPI

For Woolf Bond Planning Ltd obo Dandara Southern Ltd & Elstree Land Ltd
Encs.