

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252379
Site Address:	Land to South of Tope Crescent, Arborfield Green.
Expiry Date:	Extended to 07/08/2026
Site Visit Date:	15/10/2025 & 15/07/2026
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.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery CP18 - Arborfield Garrison Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Joint Minerals and Waste Plan	N/A

(JMWP)	
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs SS11 – Arborfield Green Strategic Development Location SS14 – Sites allocated for residential development, including residential as part of mixed-use development CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER4 – Employment and skills plans H1 – Housing mix, density and standards H3 – Affordable housing H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Arborfield Garrison Strategic Development Location Supplementary Planning Document Infrastructure Delivery and Contributions Supplementary Planning Document Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan Living Streets: A Highways Guide for Developers in Wokingham National Design Guide Technical housing standards – nationally described space standard 2015) Wokingham SuDS Strategy National Design Guide

PLANNING HISTORY

Application No.	Description	Decision & Date
SO/2010/0611	EIA scoping opinion	Replied 13/04/2010
O/2014/2280	OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from	Approved 02/04/2015

	Biggs Lane.	
150162	Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds), relating to Parcel O1.	Approved 26/11/2015
152235	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 13. Landscape strategy.	Approved 05/10/2015
152156	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 32. Walking, cycling and equine strategy	Approved 13/10/2015
152157	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 33. Phased public transport strategy	Approved 26/11/2015
212104	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 02/04/2015. Condition 9 (Design Code: Village Green Area)	Partially discharged 05/08/2022
173734	<i>[Relates to Parcel K, south of Baird Road].</i> Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 12 dwellings with access from Sheerlands Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycleway, Sustainable Urban Drainage (SuDs) (Parcel K) (Appearance, Landscaping, Layout and scale to be considered)	Approved 11/04/2018
181982	<i>[Relates to Parcel M, to the north of the Village Green].</i> Reserved Matters application for Parcel M only following Outline Planning Permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval: Access, Appearance, Landscaping, Layout and Scale.	Approved 01/08/2018
181443	Application for a non-material amendment to planning consent O/2014/2280 to allow amendment to green corridor adjacent to Lakeside Bus Route. <i>[NON-MATERIAL AMENDMENT TO BE READ</i>	Approved 26/06/2018

	<i>IN CONJUNCTION WITH OUTLINE PLANNING PERMISSION O/2014/2280 AS ABOVE]</i>	
191753	<i>[Relates to Parcel AA, south of Princess Marina Drive and west of Buttenshaw Avenue].</i> Application for approval of reserved matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 44 dwellings associated internal roads, parking and landscaping.	Approved 10/10/2019
220421	<i>[Relates to Parcel V2N, Biggs Lane, Arborfield Green].</i> Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the erection of 73no. dwellings within parcel V2N with associated internal access roads, parking, landscaping, open space, footpaths and drainage. (Access, Appearance, Landscaping, Layout and Scale to be determined).	Approved 16/09/2022
223764	<i>[Relates to the Sports & Community Infrastructure Parcel, Arborfield Green].</i> Application for approval of Reserved Matters pursuant to O/2014/2280 for the refurbishment of the existing rugby, football, cricket pitches and tennis courts, the demolition of the existing Pavilion building and the erection of a new Pavilion building, the provision of two play areas, Multi-Use Games Area (MUGA) and allotments, with associated internal access roads, parking, landscaping, footpaths and drainage. Access, appearance, landscaping, layout and scale to be considered.	Approved 12/06/2024
230872	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	Approved 17/10/2023

	and cycle storage	
230152	Application for the approval of Reserved Matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of 135 dwellings within Parcel O2 (including both market and affordable housing) with access from Biggs Lane, associated internal access roads, parking, landscaping, open space, footpaths and drainage. Access, Appearance, Landscaping, Layout and Scale to be considered.	Approved 31/10/2023
251816	<i>[Relates to Parcel S, Arborfield Green].</i> Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 17/04/2026
251981	<i>[Relates to the Linear Park Phase 3a, Arborfield Green].</i> Application for the approval of reserved matters pursuant to outline planning permission O/2014/2280 (140977) dated 02/04/2015. The Reserved Matters comprise details of the erection of the Linear Park Phase 3A of the wider site, together with associated landscaping, a substation and an attenuation pond. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 26/06/2026

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
 SDL Environmental Health – No comments received
 SDL Flood Risk Officer – No objection
 SDL Landscape and Trees – No objection
 SDL Health And Wellbeing – No comments received
 SDL Ecology – No comments received
 SDL Economic Prosperity and Place (Community infrastructure) – No objection
 WBC Community Safety – No comments received
 SDL Highways – No objection
 WBC CIL – CIL liable development
 SDL Public Rights Of Way Officer – No objection
 WBC Ecology Newts – No objection subject to condition
 SDL Waste Services – No comments received

SDL Cleaner and Greener – No comments received
SDL Green Infrastructure – No objection (development impact on linear park mitigated in latest revisions)
WBC Sustainability – No comments received
External
SDL South East Water – No comments received
SDL Archaeologist – No objection subject to condition
SDL Thames Water – State they have no comments
SDL Berks, Bucks and Oxon Wildlife Trust – No comments received
SDL Southern Gas Networks – Standing advice
SDL Royal Berkshire Fire and Resue – Standing advice
SDL Crime Prevention Design Advisor – Advice provided (see below appraisal section)
Scottish and Southern Electricity Networks – Standing advice

REPRESENTATIONS

Parish/Town Council	No objection from Barkham Parish Council, Arborfield and Newland Parish Council, Finchampstead Parish Council.
Ward Member(s)	No comments received
Neighbours	5 letters of objections from local residents on the following grounds (summarised): - Presence of Great Crested Newts near the site. (Officer's note: see below relevant section of appraisal.) - Impact/loss of wildlife and biodiversity habitat. (Officer's note: the ecological impacts of the development have been assessed through the submitted mitigation strategies, including measures relating to hedgerows, bats, reptiles, habitats/biodiversity and Great Crested Newts.) - Significant noise, light and dust pollution arising from the scheme. (Officer's note: the principle of residential development has already been established by the outline permission. Construction impacts can be mitigated and controlled through measures set out in a Construction Environmental Management Plan (secured by outline condition 65) and condition 68 of the outline permission, which restricts hours of work.) - Existing road infrastructure cannot cope with more cars on the road. (Officer's note: the highway impact of the wider Arborfield Garrison SDL was assessed at outline stage through a Transport Assessment and Strategic Transport Model. The outline permission secured the necessary transport mitigation, including strategic highway improvements. The current reserved matters relate to detailed layout, access, parking and servicing for Parcel N, which are

	<i>considered acceptable for the reasons set out in the highway appraisal.)</i> - Water and sewage infrastructure at over-capacity. (Officer's note: <i>Thames Water has been consulted and has raised no objection to the application. Surface water drainage has been reviewed by the Lead Local Flood Authority, which has raised no objection. Infrastructure requirements for the wider SDL were considered and secured at outline stage.)</i> - Insufficient services (i.e. doctors surgeries) to cope with population increase. (Officer's note: <i>the need for infrastructure, facilities and services to support the wider Arborfield Garrison SDL was considered at outline stage and secured through the associated Section 106 agreement and Infrastructure Delivery Plan. The current application is for reserved matters and does not reopen the principle of development or the SDL-wide infrastructure package.)</i> - Risk of flooding on the eastern side of the development; this and foul water overflow could affect existing homes. (Officer's note: <i>the submitted drainage information demonstrates that dwellings and landscaped areas would be outside the design 1 in 100 year plus climate change flood event, with safe access and egress available. Exceedance flows would be directed along the main access route before discharging into attenuation basins. The Lead Local Flood Authority has raised no objection.)</i> - Loss of privacy for existing homes in Stephenson Road. (Officer's note: <i>the relationship with existing dwellings on Stephenson Road has been assessed in the residential amenity section. The proposed dwellings are generally separated by over 30m from rear elevations. Where the closest relationship arises between Maisonette Plot 38 and No. 1 Stephenson Road, the unit is set at an oblique angle with no direct facing views, and privacy is considered to be adequately safeguarded.)</i> - No green areas or parks included in the proposed development. (Officer's note: <i>the site lies immediately adjacent to the Linear Park and Village Green, which form part of the wider Arborfield Green open space network. The layout has also been revised to retain structural vegetation, provide landscape buffers and introduce additional soft landscaping and street trees within the parcel.)</i> - Impact of proposed maisonettes and loss of green outlook for properties opposite Tope Crescent. (Officer's note: <i>loss of a private outlook is not, in itself, a planning reason to resist development. In this</i>
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	<i>case the principle of development has already been established. The relationship with existing properties has been assessed in terms of privacy, outlook and overbearing impact. The proposed layout, separation distances, orientation of dwellings and landscape treatment are considered acceptable and would not result in unacceptable harm to neighbouring residential amenity.)</i> Excessive hours of construction works. (Officer's note: the Outline Permission is subject to condition 68 which restricts construction working hours.)
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APPRAISAL

Site Description:

The application site comprises Parcel N within Arborfield Garrison (outline planning permission reference O/2014/2280) and is located at the centre of the masterplan, to the south of the existing housing along Stephenson Road and Tope Crescent. Immediately to the south is the new Village Green, the centre of a linear park stretching across the development, and beyond this is the district centre parcel, to be comprised of residential dwellings, retail/commercial units alongside a proposed public house, community centre, nursery and pre-school. The application site covers approximately 2.22 hectares and predominantly comprises open grassland fields bounded by an existing trees and hedgerow belt forming its northern boundary.



Application site – photo taken from southern boundary looking north

Proposal:

In accordance with the Outline Planning Permission, this current application seeks Reserved Matters approval for access, appearance, layout, landscaping and scale in relation to 65 no. dwellings within Parcel N. The main access to the site is proposed via the existing development to the south (Arborfield Green District

Centre, currently under construction). The application also proposes detail of internal access roads, parking, footpaths and drainage.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).

Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. Most of this new residential development will be in four SDLs, of which Arborfield Garrison is one. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well-designed mixed-use development of around 3,500 dwellings and associated infrastructure.

Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well-designed, mixed-use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.

Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015. This established the principle for development for the site together with access for up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS). These were considered against the relevant Core Strategy policies and Local Plan policies. The current application seeks Reserved Matters approval for appearance, layout, landscaping and scale in relation to Parcel N.

The details approved under the Outline Planning Permission established parameters for the development the quantum of development, principal access and parameters for land use, density and building heights. It also secured an Infrastructure Delivery Plan and Section 106 legal agreement for the coordinated delivery of the infrastructure necessary to support the development and fair share of the SDL-wide infrastructure. This included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. An affordable housing contribution (for partial off-site delivery) was also secured in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document

Character of the Area:

Core Strategy Policies CP1 and CP3 require high quality design that respects its context. This requirement is amplified by MDD Local Plan Policies CC03 and TB21 and Arborfield Garrison SPD which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality – ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

Core Strategy policy CP18 (Arborfield Garrison SDL) sets out the concept rational for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy.

Layout, Design and Appearance:

The site layout has been revised during the course of the application in response to consultee feedback. A summary of the key amendments is set out below:

- The overall quantum of development has been reduced to 65 dwellings (52 open market and 13 affordable). This has reduced frontage parking adjacent to plots 45-46, whilst maintaining the density distribution across the character areas in accordance with the approved Land Use Parameters Plan and Design Code.
- Selected plots have been substituted with house types with wider and shallower footprints to increase back-to-back separation distances, address localised layout constraints and respond to revised root protection areas. The revised house types also allow for a greater setback from the existing northern hedgerow and tree belt.
- The site entrance has been designed to provide a strong gateway, with a symmetrical arrangement of dwellings framing the principal access in a similar way to the access into the District Centre to the south. The density fronting onto the park area is kept lower to improve the appearance of the development from the park area while the internal layout comprises a more urban appearance / higher density.
- Visitor parking has been redistributed across the site to avoid concentration in prominent locations.
- Additional soft landscaping has been introduced alongside parking to reduce its visual prominence, with additional street trees, hedgerows and structural planting to strengthen the streetscape.
- A wider landscape buffer has been introduced alongside the existing bridleway within the Linear Park on the southern boundary.
- Secure cycle parking has been provided within rear garden sheds on individual plots.
- A no-dig footpath has been provided to form the desire line adjacent to plots 60-61 near Tope Crescent.
- Additional traffic calming measures have been incorporated through widened landscaped build outs, reinforcing lower vehicle speeds and enhancing the street scene.
- Access to the allotments to the east is maintained.

The below plan shows the proposed layout for Parcel N:



Street and adjacent open spaces are overlooked by building frontages and provide a good level of surveillance. The layout has also been redesigned to improve the outlook to the green buffer zone and boundary along Tope Crescent, where buildings now front the street, thereby reinforcing natural surveillance along this part of the site. Dwellings are generally set back from the highway consistently allowing for front gardens and/or parking. Other areas within the proposal, such as focal points and landscape nodes, are reinforced by key dwellings, with extra elevation details (i.e. weather boarding) and/or slightly increased height to accentuate their significance as key focal points. There is good permeability throughout the site with pedestrian footpaths/links to the west towards Tope Crescent and to the east/south, connecting Parcel N to wider SDL facilities. Boundary treatment between Parcel N and the adjacent Linear Park will be determined as part of the landscaping scheme which includes details of boundary treatments and planting (outline condition 14 refers).

The Designing Out Crime Officer has raised concerns about aspects of the proposed layout, including footpaths that may not be well overlooked and could therefore increase the potential for crime and anti-social behaviour. However, the original layout has since been revised to respond to officer feedback. A balance must be struck between achieving a high-quality, functional design and making efficient use of land. On balance, the footways within the site are considered to be sufficiently overlooked, and passive surveillance will provide a deterrent in this regard. The Officer has also commented on lighting for private drives; however, lighting details will be secured separately through outline condition 57.

The design of the dwellings and proposed materials are consistent with the character of the wider development and are considered visually acceptable. Brick elevations are proposed throughout, with detailing providing variation and visual interest between the house types. Weatherboarding is incorporated on selected

dwellings at focal points within the scheme. Details of the external materials will be secured by condition (Outline condition 8 refers).

In summary, the design of the buildings and site layout are considered acceptable and would help deliver a high-quality scheme consistent with the design principles outlined in the Parameters Plans approved at Outline stage.

Density and Scale:

The Land Use Parameters Plan approved under the Outline Planning Permission identifies Parcel N as falling primarily within the medium-density area of the wider masterplan, with an anticipated density range of 27–37 dwellings per hectare (DPH). The southern part of the parcel falls within a lower-density range of 15–27 DPH, reflecting its transitional relationship with the adjoining Linear Park open space immediately to the south. The proposed development would deliver 65 dwellings within the parcel, resulting in an average net density of 28 DPH across the developable area. This is considered appropriate to the garden village character of the site and is broadly consistent with the approved Land Use Parameters Plan.

The development incorporates a range of building heights, from two-and-a-half-storey dwellings to single-storey garages. This, together with variations in density, dwelling type, built form, layout and materials, assists in creating distinct character areas, reinforcing legibility and adding visual interest to the street scene. The mix of detached, semi-detached and terraced dwellings also helps to avoid visual monotony and supports the delivery of a varied garden village character.

Dwelling Mix and Tenure:

Affordable Housing:

Policy CP5 of the Wokingham Core Strategy requires developments of 5 dwellings (net) or more or 0.16 ha (net) or larger within Strategic Development Locations to deliver a minimum of 35% of the total number of units as affordable housing. Any scheme that requires the provision of affordable housing should deliver an appropriate mix of accommodation on a site-by-site basis, which reflects the Council's Housing Strategy and the Affordable Housing SPD. Under the Outline Permission, the S106 legal agreement secures 35% affordable housing through a combination of a minimum of 20% on-site provision, with the balance delivered as a commuted sum of equivalent value.

The application proposes 13 affordable units to be delivered on site, which would correspond to 69% social rent, 23% shared ownership and 8% affordable rent. The actual corresponding number of affordable homes in each tenure is outlined in Table 1 below:

	Social Rent	Affordable Rent	Shared Ownership
1 bed maisonette	6	0	0
2 bed house	1	1	1

3 bed house	1	0	2
4 bed house	1	0	0
Total	9	1	3

Table 1: Proposed Affordable Housing Tenure

The proposed tenure mix has been agreed in consultation with the WBC Affordable Housing team. Details relating to Approved Document M of Building Regulations are outlined below in the “Internal Space Standards” section of this report.

Housing Mix:

MDD Policy TB05 requires proposals for residential development to provide an appropriate housing mix, which reflects a balance between the underlying character of the area and both the current and projected needs of households. An acceptable balance of dwelling types are proposed, ranging from one-bed maisonettes to 5-bedroom houses. The breakdown of the proposed housing mix is provided in Table 2 below:

	Private	Affordable	Total	%
1 bed maisonette	0	6	6	9%
2 bed house	4	3	7	11%
3 bed house	16	3	19	29%
4 bed house	25	1	26	40%
5 bed house	7	0	7	11%
Total	52	13	65	100%

Table 2: Proposed Housing Mix

The distribution of affordable and market housing across the site is considered appropriately balanced, with a range of dwelling sizes proposed to meet local and borough-wide housing needs, including the provision of larger family homes. The reserved matters scheme therefore provides an appropriate mix, balance and quality of dwelling types and sizes, enabling a broad range of housing needs to be met in accordance with MDD Local Plan Policy TB05.

Sustainable Design and Construction:

Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. Core Strategy Policy CP1 requires facilities for recycling of water to reduce per capita water consumption.

Outline planning condition 52 requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of current ‘Part L: Building Regulations’. Outline planning conditions 54 and 55 requires details of water butts, space for composting and measures to reduce water consumption. The submitted

Energy and Sustainability Statement (AES Sustainability Consultants Ltd, July 2026) demonstrates that, through a fabric-first approach and the installation of photovoltaic panels, the development would achieve a 10.13% reduction in carbon emissions. The proposal therefore complies with the relevant outline conditions, Part L of the Building Regulations and WBC sustainability policies.

Outline planning condition 54 requires details of water butts and space for composting. The revision includes drawing P24-1739_DE_01__28 which shows the location of water butts within the rear gardens of dwellings. This is considered acceptable.

Likewise, condition 55 of the Outline Permission requires details of measures to reduce water consumption. Section 9 of the Energy and Sustainability Statement refers to measures for water conservation, indicating a total internal water consumption of 104.1L/occupier/day. Total water consumption is measured as total internal use plus total external use, where external use is assumed to be 5L per capita per day. In this case, the total water consumption is below the maximum of 125L per person per day required by Building Regulations, and also below the requirement of 105L or less internal per person per day as set out in Policy CC04 of the MDD Local Plan.

Residential Amenity:

Core Strategy Policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Borough Design Guide (BDG) which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.

The application site is adequately separated from the surrounding existing residential areas along Stephenson Road to the north (generally over 30m to rear elevations), Tope Crescent to the north-west (circa 15m front-to-front relationship), and the future District Centre and associated residential dwellings to the south with the Linear park acting as a buffer between them. Accordingly, there would be no detrimental impact from the proposed development upon existing residential amenities in terms of loss of light, overbearing, overlooking or noise nuisance. It is acknowledged that the front-to-rear separation distance between Maisonette Plot 38 and No. 1 Stephenson is approximately 15.7m. However, Plot 38 is orientated at an oblique angle to the neighbouring dwelling, such that there are no direct facing views towards No. 1. This arrangement is considered to adequately safeguard the privacy and residential amenity of the occupants of the neighbouring property.

In terms of the relationship between the proposed dwellings within the development, the BDG requires minimum separation distances of 10 metres front-to-front across a street, 22 metres back-to-back and 12 metres back-to-flank to safeguard privacy. The proposed layout broadly complies with these standards and provides satisfactory relationships between the dwellings. Given the separation distances achieved, together with the generally consistent building lines, the development would not result in unacceptable overlooking, overbearing impacts or

loss of light between the proposed dwellings.

The proposal makes adequate provision for external amenity space. Whilst it is acknowledged that some of the proposed garden depths on some of the plots are less than the minimum 11m recommended in the BDG (i.e. plots 24, 41, 60, 61), it is noted that those plots with shorter garden depths are still fairly rectangular in shape and generally wider, so that overall, they are still of an adequate size to accommodate typical garden activities. It is noted that plots 62 (flat-over-garage) and 37-40 (maisonettes) would not benefit from private external amenity space; however, given the low number of properties (5 only) and siting of the development immediately adjacent to expansive areas of public open space with the Linear Park to the south, this is not considered significant in the context of the overall scheme.

All dwellings comply with the Nationally Described Space Standard minimum requirements for overall floor area, bedroom dimensions and storage.

Condition 53 of the Outline Permission requires the Reserved Matters application to provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings are designed to comply with Lifetime Homes standards or such equivalent standard in operation at the time of the Reserved Matters, in this case Approved Document M. The submitted accommodation schedule identifies that at least 10% of both affordable and market dwellings will be built to M4(2) standards. The proposal is therefore acceptable in this regard. Whilst no M4(3) dwellings are proposed on this parcel (designed for wheelchair users), the Approved Document M confirms that this optional standard can only be required if secured under planning condition.

Highway Access and Parking Provision:

Impact on the road network:

The outline planning permission established access points to the site and was accompanied by a full Transport Assessment which modelled the potential impacts using the Wokingham Strategic Transport Model. This included a review the Arborfield Garrison SDL (including the neighbouring Hogwood Farm site) in combination with the wider Core Strategy development commitment, demonstrating that the impact of development can be mitigated subject to the transport interventions that were identified and secured through the planning permissions. The Nine Mile Ride Extension is now fully open to traffic and a series of junction improvements along the A327 have also been implemented in recent years.

Access and Servicing:

Primary access to the site will be via the approved access within Arborfield Green village centre (ref. 230872), which has a carriageway width of approximately 5.5m and is considered acceptable in highways terms. Horizontal build-outs features have also been incorporated within the main spine road and the two roads extending east and west parallel to the Linear Park. These elements will function as traffic-calming features and are intended to ensure adherence to the proposed

20mph design speed. Pedestrian linkages ensure ample connectivity to the south (access to the District Centre and strategic east-west linear park ped/cycle corridor) and Tope Crescent (north west). Overall, the site layout and access contribute to a well-designed, navigable development.

Swept paths have been submitted which demonstrate there is suitable turning space for delivery vehicles. Likewise, the swept paths demonstrate that a fire tender (8.6m long) and a large delivery van (7.17m long) have sufficient turning space within the development and they can enter/exit in forward gear. The fire tender can also reach within 45m of each dwelling entrance in accordance with Building Regulations advice.

Some sections of the development estate roads will be privately managed, as shown on the submitted adoption plan. The Council's preference is to adopt wherever possible, however given the design approach and constrained nature of the site, an adoptable solution could not be achieved throughout the entire layout, as this would have resulted in consequential changes to the street scene through the loss of tree planting within verges. Were service margins to have been introduced adjacent to the carriageway, in combination with retaining an appropriate level of landscaping and tree provision, this would have reduced developable area. A significant loss of proposed dwellings would not be in the interests of maximising housing across the site and would in turn impact viability.

Officers have had regard to the need to make efficient use of land, in accordance with national and local policy objectives, and consider that the current layout represents an appropriate balance between highway design, landscape quality and site capacity. Furthermore, private management arrangements are commonly used in comparable circumstances and can provide an appropriate mechanism to secure the ongoing maintenance of such areas. Having regard to the scale and function of the street within the overall development, it is therefore considered that, on balance, the proposed approach is acceptable.

Access to Public Transport:

A public transport strategy has been secured by condition 33 of the outline planning consent. Parcel N is within walking distance of existing bus services to Reading and Wokingham (3 Leopard – Sheerlands Road); these have become more frequent over time as additional subsidised services are phased in, as set out in the public transport strategy. In addition, the site is immediately north of the District Centre (approved under Ref. 230872) which is also served by this bus route.

Car Parking:

In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, outline condition 28 requires reserved matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.

The proposed development provides 122 allocated parking spaces in addition to 32

garage/integral garage spaces. These are appropriately distributed throughout the site and accord with the Council's minimum dimensional standards (2.5m x 5.0m). As such, the scheme provides policy-compliant parking for future occupiers, ensuring that day-to-day residential parking demand can be accommodated within the site.

With regard to visitor parking, the Wokingham Borough Council Parking Standards require a total of 14 unallocated spaces. The submitted layout provides 9 visitor spaces, resulting in a shortfall of 5 spaces against the numerical standard.

Visitor spaces have been removed from an earlier iteration of the site layout at the request of officers. The Highways & Transport consultee has raised concern in respect of this shortfall and this position is afforded due weight. However, parking standards are not applied mechanistically and must be considered alongside other material planning considerations, including design quality, character and appearance, and the delivery of high-quality public realm. In this instance, the level of visitor parking provision has been reduced following iterative design discussions with officers. It was identified that accommodating the full policy-compliant number of visitor spaces would necessitate their placement in a visually prominent location within an important area of public open space along the southern boundary of the site. This would result in an unduly urbanising influence, to the detriment of the Arborfield Green linear park by eroding its landscape and recreational qualities. A conscious decision was therefore taken, given its location next to public space, to prioritise visual amenity and placemaking objectives over strict adherence to the numerical parking requirement. The submitted layout achieves a more coherent and attractive environment, with enhanced landscaping, improved pedestrian legibility, and a significantly higher quality of public open space than would otherwise be the case.

In assessing the implications of the reduced visitor parking provision, it is also relevant that visitor parking demand is typically intermittent and short-term in nature, and unlikely to occur at peak levels across the development simultaneously. Furthermore, the internal road layout includes opportunities for limited, informal on-street parking, particularly along the carriageway running contiguous with the southern boundary of the site, where parked vehicles can be accommodated on a limited, occasional basis without prejudicing highway safety or the intended function of the internal road. Whilst such provision does not form part of the formal parking quantum and is not contained within designated visitor bays, it is recognised as a typical and realistic means by which some visitor demand is absorbed within residential developments.

Having regard to these factors, it is not considered that the shortfall of five visitor spaces would give rise to severe on-street parking pressure, highway safety concerns, or unacceptable impacts on residential amenity. On balance, the limited conflict with the Council's Parking Standards is outweighed by the clear benefits of the scheme in terms of design quality, visual amenity, and the provision of a high-quality area of public open space. The proposal is therefore considered to represent an acceptable and justified departure from the numerical visitor parking requirements, while remaining consistent with the overall objectives of the Development Plan.

A condition requiring the submission of a Parking Management Strategy is recommended. Whilst the proposed parking provision is considered acceptable, the condition will ensure that appropriate procedures are in place to address any incidences of inconsiderate parking should they arise, particularly within the turning head which will also function as the future access point to the adjoining allotments. The strategy will also assist in managing any parking issues elsewhere within the development and help maintain the safe and efficient operation of the internal road network and visitor parking areas. Condition 7 refers.

Electric Vehicle Charging:

The Building Control Approved Document S supersedes the Council's standards relating to electric vehicle charging (EVC) requirements, therefore the EVC provision is now dealt with separately, under the Building Control regime. Notwithstanding, an EVC Plan (drawing P24-1739-DE-01-G-14) has been submitted in support of the application, which displays a charging point for each dwelling, compliant with part S of the Building Regulations which require 1 active EV charger per dwelling.

Cycle Parking:

Consistent with Consistent with Core Strategy Policies CP1 and CP6, which expect development to make provision to support sustainable travel, Condition 29 of the Outline Planning Consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDL Appendix 2: the relevant requirement is for provision of at least two spaces for dwellings with four or five habitable rooms. Secure cycle parking is provided within rear garden sheds on individual plots, and with direct access from the street. In the case of plots 1 & 2, the garage is of sufficient size to accommodate cycle storage within it. This is considered acceptable.

Flooding and Drainage:

Core Strategy Policy CP1 and MDD Local Plan Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SuDS), measures to avoid flood risk. MDD Policy CC10 states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.

A review of the original Flood Risk Assessment (originally undertaken in support of the outline planning application) has been undertaken in support of the current Reserved Matters application. All dwellings and landscape areas are shown to be sited outside of the design 1 in 100 years plus climate change flood events. Safe access and egress to the site is available in such events. The exceedance flow plan indicates that flows would be directed along the main access route before

discharging directly to the basin. The proposals meet the requirements of the Lead Local Flood Authority and are therefore acceptable.

Landscape and Trees:

MDD Local Plan Policies CC03 and TB21 and Arborfield Garrison SPD stipulate that development proposals are to protect and enhance the Borough's Green Infrastructure, retain existing trees, hedges and other landscape features and incorporate high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

The proposal is accompanied by a Landscape Masterplan which sets out the general approach and landscape principles for this parcel. The overarching aims of the scheme proposed are to provide a landscaping which will soften and enhance the setting of the new properties, integrate the development into the existing urban and rural landscape, and ensure consistency in the layout and planting with the adjoining phases of the wider development.

The layout proposed has been significantly revised in response to officer feedback and is now acceptable as it allows sufficient space to retain the existing structural vegetation and a sufficient level of landscaping treatment to comply relevant policies. The northern boundary dwellings have been plotted to provide sufficient distance away from existing root protection areas of a TPO tree belt to the north of the site. Similarly, a wider landscape buffer has also been introduced alongside the existing bridleway within the Linear Park along the south-eastern boundary. Additional soft landscaping has been introduced alongside frontage parking to reduce its visual prominence, as well as street trees and enhanced planting beds to strengthen the streetscape. Overall, the masterplan demonstrates that a robust landscape structure can be established whilst also enhancing existing landscape assets, in accordance with the approved site-wide landscape strategy. A detailed landscaping scheme for Parcel N is required by the outline planning permission; outline condition 14 requires this to be submitted and approved prior to commencement of development.

Outline condition 15 requires the Reserved Matters be accompanied by an updated Arboricultural Implications Assessment (AIA) for the relevant area. An updated AIA and Method Statement (Rev C) dated 03 July 2026 has been duly provided with a revised associated Tree Protection Plan. Changes to the layout have improved the relationship between TPO trees and built form, however as there will be a number of minor incursions into the root protection areas (RPA), site supervision will be necessary as outlined in the Method Statement.

The proposed no-dig footway on the edge of the RPAs of trees T40 & T41 is now shown on the Boundaries and Surfaces Plan, specifically as a no-dig footpath construction made up of an above ground cellular confinement system topped with permeable tarmac. Details of appropriate tree pits with soils cells will need to be submitted as part of the landscaping condition (Outline condition 14 refers), to ensure the trees have sufficient rooting volume to thrive into maturity. No objections are raised by the WBC Trees and Landscape Officer.

Ecology:

Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.

In accordance with outline planning conditions 19-23, the Reserved Matters are supported by mitigation strategies for hedgerow compensation, bats, reptiles, non-native species management and habitats/biodiversity. Each strategy describes the potential impact of the development and proposes detailed measures to be implemented where necessary.

The development falls within the amber impact risk zone for Great Crested Newts (GCN) as there is suitable terrestrial habitat present on site in the form of tussocky grassland and dense scrub. The application is accompanied by a GCN Technical Note and Reptile Mitigation Strategy which has been amended to consider feedback from the District Licensing Officer. The precautionary working methods given in the technical note and Mitigation Strategy will ensure that GCN are adequately mitigated for; compliance with these measures can be secured by condition, 5 refers.

Archaeology:

Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. Outline planning condition 69 requires Reserved Matters applications to be supported by archaeological investigation. The site has already undergone archaeological evaluation (trial trenching) and a satisfactory report has been submitted. Berkshire Archaeology has been consulted on the proposals and has advised that a condition is secured requiring a scheme of archaeological work (condition 6 refers).

Environmental Health:**Noise:**

Core Strategy Policy CP1 and MDD Local Plan Policy CC06 direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

It is acknowledged that there will be a greater level activity arising from the delivery and future occupation of the proposed housing, though this would not be to the extent that is unusual in a residential location. As the site has been identified as being suitable for housing, the principle of residential development has been established. The outline permission also secured a Construction Management Plan via condition to minimise disruption. Condition 68 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.

Condition 59 of the Outline Permission requires proposals for noise insulation within dwellings. The application is supported by a noise assessment (AIRO, Ref. DLW/7569, April 2025) which demonstrates that the sound level requirements expressed in condition 59 would be met externally (i.e. for any garden) and internally in dwellings.

Contamination:

Core Strategy Policy CP1 requires development to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution may impact upon the amenity and safety/health of future occupiers.

A preliminary risk assessment formed part of the Environment Statement, which accompanied the Outline Planning Application. It identified potential pollutant linkages both on and off site that could present a risk to end users. As a result, Condition 58 was imposed which requires that a site-specific risk assessment is submitted prior to commencement and an effective remediation scheme implemented where deemed necessary. Whilst these details do not form part of the Reserved Matters application, they are required to be submitted and approved prior to work commencing on site.

Thames Basin Heaths Special Protection Area (SPA):

The SPA was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The site falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi) of Arborfield Garrison SDL SPD, mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided and a financial contribution towards Strategic Access Management and Monitoring (SAMM). The development is mitigated by the provision of a 14Ha SANG at Hazebrouck Meadows and a 24Ha extension to the existing Finchwood SANG (West Court).

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications. In the case of the current Reserved Matter application, outline planning permission was issued prior to the introduction of CIL by the Council – the development is not therefore CIL liable.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with

protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Conclusion:

The Reserved Matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison SDL. It is considered that this application will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approval
Date:	05/08/2026
Earliest date for decision:	11 November 2025

Recommendation agreed by: (Authorised Officer)	Connor Corrigan 
Date:	06/08/26

PLANNING CONSTRAINTS/STATUS

- Strategic Development Location (SDL) – Arborfield Garrison
- Modest Development Location – Arborfield Garrison
- Thames Basin Heaths Special Protection Area Linear Mitigation Zone – 5Km
- AWE – 12Km Zone
- Farnborough Aerodrome Consultation Zone 3 (buildings exceeding 90m)
- Bat Roost Habitat Suitability
- Great Crested Newt Impact Risk Zones – Green & Amber
- Potentially Contaminated Land Consultation Zone
- Landscape Character Assessment – Arborfield Cross and Barkham Settled and Farmed Clay
- Tree Preservation Orders