

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251816
Site Address:	Parcel S, Buttenshaw Avenue, Arborfield
Expiry Date:	Extended to 24 April 2026
Site Visit Date:	02/10/2025
Proposal: 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.	

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
Wokingham Borough Local	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

Plan Update (LPU)	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:	Approved

	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 Biggs Lane.	02/04/2015
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	Approved 26/11/2015

	space, footpaths and sustainable Urban Drainage (Suds), relating to Parcel O1.	
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 IN CONJUNCTION WITH OUTLINE PLANNING PERMISSION O/2014/2280 AS ABOVE]</i>	Approved 26/06/2018
191753	<i>[Relates to Parcel AA, south of Princess Marina Drive and west of Buttenshaw Avenue].</i>	Approved 10/10/2019

	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.	
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 and cycle storage	Approved 17/10/2023
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	Approved 31/10/2023

	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.	
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.	Pending determination
252379	<i>[Relates to Parcel N, Arborfield Green].</i> Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered.	Pending determination

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
 SDL Flood Risk Officer – No objection
 SDL Landscape and Trees – No objection
 SDL Ecology – No comments received
 SDL Economic Prosperity and Place (Community infrastructure) – No objection
 WBC Built Heritage Officer – No objection
 SDL Highways – No objection subject to conditions

External

Historic England – No objection
 Southern Gas Networks – No comments received
 Thames Water Utilities Ltd – No comments received
 Berkshire Archaeology – No objection subject to condition
 South East Water – No comments received
 Royal Berkshire Fire & Rescue – No comments received
 Scottish and Southern Electricity Networks – No comments received

REPRESENTATIONS

Parish/Town Council	Barkham PC state they have no comments
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site, identified as Parcel S, is located centrally within Arborfield Green, bordered to the north by Biggs Lane, to the west by the Moat House (a Grade II listed building), and to the south and east by residential properties and their curtilage off Buttenshaw Avenue. The site is well contained, bordered by hedgerows and tree cover to the north, east and south, while the western side adjoins the Moat House development.

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 4no. detached dwellings within parcel S. The application proposes access via the same road which provides access to the Moat House (recently granted change of use to flats – Ref. 242252 & 242253), from Buttenshaw Avenue.

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 S.

The details approved under the Outline Planning Permission established parameters for the development including general site layout including the quantum of development, principal access, indicative location of housing, open space, 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 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, Sustainable Development and CP3, General Principles for Development requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, Green Infrastructure, Trees and Landscaping and TB21, Landscape Character and Arborfield Garrison SPD which requires 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.

The application is for a site which forms Parcel S within the wider development of Arborfield Green. The parcel is surrounded by and contains a large number of trees which afford the site an enclosed and woodland feel. The Council worked with the applicant on the proposal through early pre-application engagement to achieve high-quality development, and since the original submission, the scheme has been revised to ensure that the final proposal contributes to the overarching vision of the Arborfield SDL.

In accordance with the Outline Density Parameter Plan which reflects a low density for Parcel S, only 4 houses are proposed on this site. The dwellings will be detached, two storeys in height and have private gardens. The proposed layout ensures that the verdant, open character of the site is maintained, but also ensures that the landscape setting of the Moat House and Moated site are preserved, whilst new hedges and trees will be added to provide privacy between the new dwellings and screen them from the heritage assets.

In terms of the detailed design of the buildings, the Arborfield Garrison SDL SPD recommends that the existing built form should be used to inform the design. The design should also be influenced and consistent with the Garden Village Principles as well as previously approved parcels across the wider SDL. These considerations have been used to help inform the design style of the dwellings, which generally

adopt a contemporary interpretation of traditional farmhouse architecture, combining familiar rural forms with modern detailing and materials. Nonetheless, each dwelling is uniquely designed, with variations in both footprint and overall form, to reflect the distinct and bespoke character of this parcel.

The use of natural materials which take queues from the materiality of the adjacent Moat House include slate and clay tiles, stock bricks and timber boarding; these ensures that the visual impact of the development towards the heritage asset is softened. Moreover, these materials are also reflective of other SDL phases, thereby aiding legibility of the application site and the SDL in general. The overall design approach is therefore considered acceptable. Details of the proposed materials are expected to be provided as per the requirements of condition 10 of the Outline Permission.

Dwelling Mix and Tenure:

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. 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. 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. This would equate to the provision of 1 affordable dwelling within Parcel S. However, the current proposal relates to a small parcel comprising only 4 detached 5-bed family dwellings. The provision of a single, isolated affordable dwelling within such a modest market-led scheme is not considered to represent an efficient or practical form of delivery in this instance. In practice, Registered Providers typically seek to manage affordable housing in groupings of units, as this allows for more effective long-term management, maintenance and administration. The inclusion of a lone affordable dwelling within this parcel is therefore unlikely to be attractive to a Registered Provider and could jeopardise successful delivery.

It has therefore been proposed to deliver the equivalent affordable housing provision within a later parcel, where it can be integrated alongside other affordable units. A firm written commitment to this approach has been provided, supported by independent legal opinion that confirms this scenario can be enforced by the Council. The affordable housing requirement arising from Parcel S would therefore be delivered within Parcel V1 or Parcel L at a later phase. This approach is considered acceptable by the Local Planning Authority as it ensures the full affordable housing obligation is met, whilst facilitating a more efficient and practical form of delivery that accords with the operational requirements of Registered Providers. On this basis, the absence of on-site affordable housing within Parcel S is acceptable and does not conflict with the aims of Policy CP5 or the Council's affordable housing objectives.

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 Local Plan. 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'. The application is supported by an Energy and Sustainability Statement (AES Sustainability Consultants Ltd, July 2025), which sets out a strategy for achieving carbon reductions through a "fabric first" approach, combined with air source heat pumps. Through the combination of these measures, the development will result in a 60.22% reduction in carbon emissions and will significantly exceed compliance with the standards adopted under Part L of Building Regulations.

Outline planning condition 54 requires details of water butts and space for composting. As this information was not available in the Reserved Matters submission, a condition is proposed requiring these details to be submitted for approval (condition 9 refers).

Likewise, condition 55 of the Outline Permission requires details of measures to reduce water consumption. Section 8 of the Energy and Sustainability Statement refers to measures for water conservation, indicating a total internal water consumption of 110.61L/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. Whilst the total water consumption is below the maximum of 125L per person per day required by Building Regulations, it is still above the requirement of 105L or less internal per person per day as set out in Policy CC04 of the MDD Local Plan. Therefore, to meet the policy requirements, internal consumption must be no more than 105L per person per day. As such, a planning condition is recommended to ensure the development meets this requirement (condition 10 refers).

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 well separated from the surrounding existing and future development parcels, including the adjoining Moat House recently granted change of use to residential flats. As such, it is not anticipated there will be any harmful impact in terms of overlooking, overbearing or loss of light. In terms of the relationship between dwellings within the proposed layout, the BDG establishes minimum

separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank to achieve appropriate levels of privacy. The proposed layout complies well with the guidance on separation distances between each new dwelling and makes appropriate provision for outdoor amenity spaces: whilst proposed plots are all irregular in shape, all dwellings meet or exceed the minimum 11m threshold for garden length either to the side or rear.

Highway Access and Parking Provision:

Core Strategy Policies CP1 and CP6 seek to manage travel demand by a variety of measures and Policies CP10 and CP19 amplify this aim, identifying specific measures relevant to the site including provision of an extension to the Nine Mile Ride linking to the A327.

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 of 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:

The vehicular access to the proposed dwellings would be through the existing private access to the Moat House off Buttenshaw Avenue. A new 2m wide footpath has been constructed on the eastern side of Buttenshaw Avenue for improved connectivity from the site to the existing pedestrian network, enabling future residents to cross Princess Marina Drive at a suitable point to then access the existing foot/cycleway on the North side of the carriageway.

It is proposed that the site access road will remain private. The applicant has indicated that although the road is not currently proposed to be adopted, the internal road layout of the site will provide sufficient geometry to accommodate the turning and manoeuvring requirements of vehicles including cars, refuse, emergency, as well as vehicles for deliveries and servicing. The road will also be constructed to an appropriate load-bearing capacity with suitable surfacing and drainage to accommodate the vehicle types outlined above. Drag distances between the nearest point a refuse vehicle can stop and the bin storage points for the dwellings are also acceptable. Details of the construction of the road will be secured by condition (4 refers).

Swept paths have been submitted which demonstrate there is suitable turning space for delivery vehicles on site, including those associated with removals, food deliveries and online shopping. Likewise, the swept paths prove that a fire tender can ingress/egress the site and stop within 45m of the proposed dwellings in accordance

with Building Regulations advice.

Access to Public Transport:

A public transport strategy has been secured by condition 33 of the outline planning consent. Parcel S is within walking distance of existing bus stops along Biggs Lane to the north-west, with bus services to Reading and Wokingham (3 Leopard); these have become more frequent over time as additional subsidised services are phased in, as set out in the public transport strategy.

Car Parking:

In line with Core Strategy Policy CP6 and MDD Local Plan Policy CC07, 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 Site Plan displays two car parking spaces per dwelling of suitable dimensions. The proposed garages for each dwelling may also be considered as usable car parking spaces given they measure 5.96m x 5.96m with a door opening c2.4m wide which will accommodate a modern car. The car parking provision therefore accords with WBC standards.

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 Building Control regime. Notwithstanding, the Planning Statement accompanying the application confirms that each of the proposed dwellings would be furnished with charging facilities and have direct access to an EVC point, in accordance with Part S of Building Regulations.

Cycle Parking:

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. The proposed garages measure 5.96m x 5.96m and therefore can be counted/considered large enough for parking of 1 car and use as cycle storage for each dwelling. 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. A Floodplain extent plan prepared by Odyssey has also been submitted as part of the application, demonstrating that all dwellings and landscaping areas are shown to be sited outside of the design 1 in 100 years plus climate change flood extents. Safe access and egress to the site is available in such events. Both surface and foul runoff will be managed via pumping stations to the allocated stubs to the west of the site. Moreover, the Drainage Strategy drawing 25-136/100 (Appendix A of Odyssey drainage strategy technical note 25-136 dated December 2025) shows that the pump station will provide a minimum 5m³ storage to cater for the flooded volume. The proposals meet the requirements of the Lead Flood Authority and are therefore acceptable.

Landscape and Trees:

The proposal is accompanied by a Landscape Masterplan which sets out the general approach and landscape principles for this parcel. The site is surrounded by mature trees many of which are protected by TPO 1445/2012. A scheduled ancient monument (Moated site north of the Moat House) is to the north and west of the site. Therefore, it is essential that the landscape setting of the adjacent Moated site is maintained and the existing vegetation on this boundary is retained and enhanced as part of the proposed development.

The proposal has been carefully revised following initial comments from the WBC Trees & Landscape Officer; additional tree planting has been specified to the west of plot 2. The form and orientation of the dwelling on plot 1 and associated drive has also been amended, removing a turning head previously indicated to improve the relationship with adjacent protected trees. A revised Tree Report, Tree Protection Plan and Levels Strategy support the application; detailed levels will need to be provided through a condition's submission (condition 3 refers). Overall, revisions to the scheme made over the course of the application ensure the development will better integrate with the existing and emerging character of adjoining phases whilst respecting the landscape setting of the adjacent Moated site. 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 S is required by the planning permission; outline condition 14 refers.

Ecology:

Core Strategy Policy CP7, Biodiversity and MDD Local Plan Policy TB23 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.

Heritage and Archaeology:

Archaeology:

Core Strategy Policy CP3 and MDD Local Plan Policy TB25 require the archaeological impact of development to be taken into consideration. Condition 69 of the Outline Planning Permission requires Reserved Matters applications to be supported by a Written Scheme of Investigations and a programme of archaeological work to be undertaken.

The application is accompanied by a Desk-based Assessment report (ICENI, July 2025); however, a written scheme of investigation has not been carried out. Berkshire Archaeology has been consulted on the proposals. Trial trenching cannot be carried out at this stage due to the location of trees within the site – which cannot be removed/cut down until Reserved Matters approval has been granted. As such, it is necessary for the applicant to produce an archaeological mitigation strategy to demonstrate that this will not preclude any appropriate means of mitigation at a later point (in case significant archaeology is identified on site). The applicant has submitted the Archaeological Mitigation Strategy (MOLA, March 2026) which has been reviewed by Berkshire Archaeology and is acceptable; adherence to this document can be secured by condition (8 refers).

Heritage:

Under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990, in determining an application which affects a listed building or its setting, the Local Planning Authority “*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. The duty in Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 must also be considered as a material consideration in the planning balance.

Paragraph 212 of the NPPF states that “*when considering the impact of a proposed development on the significance of a designated heritage asset (which includes both listed buildings and conservations areas), great weight should be given to the asset’s conservation...irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*” Consistent with this, Core Strategy Policy CP3 and MDD Local Plan Policy TB24 establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest. AB NP Policy IRS4 (Protection and Enhancement of the Historic Character of the Area) requires that proposals demonstrate how they would protect or enhance the historic and natural character of the area, including the setting of Listed Buildings, Scheduled Monuments and other historically significant buildings.

The Outline Planning Application was accompanied by Heritage Assessment which assessed likely effects of the proposals on the significance of built heritage assets. Of relevance to the application site are the following heritage assets:

- Moat House – immediately to the west of Parcel S, a Grade II Listed Building of high significance as a heritage asset
- Moated Site – immediately to the north-west of Parcel S, a Scheduled Monument of very high, national significance

A Heritage Statement by Icen Projects, July 2025, accompanies this Reserved Matters application. The height and arrangement of the new dwellings is considered to be appropriate and sensitive to the setting and character of the heritage assets. The choice of materials draws from the red brick and clay tiles of the Moat House to create a visually cohesive design. The landscape strategy is informed by the enclosed and woodland feel of the setting, which seeks to include the addition of new trees and hedgerows, whilst retaining existing trees on site.

Both Historic England and the WBC Built Heritage Officer have been consulted on the application and raised no objections to the proposals, subject to conditions to secure details of the external materials (outline condition 10 refers) and boundary treatments, which will be secured as part of the detailed hard and soft landscaping scheme pursuant to condition 14 of the Outline Permission.

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, and particularly noting the small scale of the proposals for only 4no. new dwellings in this 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.

The WBC Environmental Health Officer has reviewed the information submitted and raised no objections in this regard. Notwithstanding, condition 59 of the Outline Permission requires proposals for noise insulation within dwellings. Whilst these details are not required to be submitted as part of the Reserved Matters application, they are expected to be submitted and approved prior to work commencing on site, as per the condition wording.

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 required. Whilst these details are not required to be submitted as part of Reserved Matters Application, they are expected 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).

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:	13 April 2026
Earliest date for decision:	15 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/04/2026

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 – Amber & Red
- Potentially Contaminated Land Consultation Zone
- Landscape Character Assessment – Arborfield Cross and Barkham Settled and Farmed Clay
- Tree Preservation Orders
- Adjacent to Listed Building – Moat House
- Adjacent to a Scheduled Ancient Monument – Moated site north of the Moat House
- Potential Archaeological Site