



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land North of School Road, Arborfield Cross, Wokingham

Applicant Details

Name/Company

Title

Mr

First name

Scott

Surname

Cromack

Company Name

Croudace Homes

Address

Address line 1

Croudace House

Address line 2

Gernon Road

Address line 3

Town/City

Letchworth Garden City

County

Hertfordshire

Country

United Kingdom

Postcode

SG6 3HL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for Approval of Reserved Matters pursuant to Outline Planning Permission 250735 comprising the erection of 70 dwellings and associated infrastructure. Details of scale, layout, landscaping and appearance to be considered

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Proposed Site Access Arrangement 2305-083-PL05 Rev B
Parameters Plan 2522477.4 Rev F

Please list all drawing numbers submitted with this application for approval

Layout Plans:

Enclosures Plan - DES-W003-106 - Rev 0
Facade Materials Plan - DES-W003-110 - Rev 0
Fire Appliance Access Plan - DES-W003-114 - Rev 0
Garden Depth Plan - DES-W003-113 - Rev 0
Highways Visibility Plan - DES-W003-119 - Rev 0
Housing Mix Plan - DES-W003-103 - Rev 0
Housing Typologies Plan - DES-W003-104 - Rev 0
Indicative Utilities Plan - DES-W003-120 - Rev 0
Open Space Plan - DES-W003-112 - Rev 0
Parking Plan - DES-W003-108 - Rev 0
Refuse Plan - DES-W003-109 - Rev 0
Roof Materials Plan - DES-W003-111 - Rev 0
S106 Affordable Housing Locations Plan - DES-W003-116 - Rev 0
S106 Estate Roads Specification Plan - DES-W003-115 - Rev 0
Site Layout Plan - DES-W003-101 - Rev 0
Site Location Plan - DES-W003-100 - Rev 0
Storey Heights Plan - DES-W003-105 - Rev 0
Surface Materials Plan - DES-W003-107 - Rev 0
Tenure Plan - DES-W003-102 - Rev 0

House Types:

Arun House Type - DES-W003-212 - Rev 0
Chelmer House Type - DES-W003-213 - Rev 0
Chelmer House Type - DES-W003-214 - Rev 0
Chelmer House Type - DES-W003-215 - Rev 0
Cherwell House Type - DES-W003-222 - Rev 0
Cherwell House Type - DES-W003-223 - Rev 0
Cherwell House Type - DES-W003-224 - Rev 0
Garage and Carports - DES-W003-225 - Rev 0
Garage and Carports - DES-W003-226 - Rev 0
Garage and Carports - DES-W003-227 - Rev 0
Hazel House Type - DES-W003-202 - Rev 0
Hazel House Type - DES-W003-203 - Rev 0
Laurel House Type - DES-W003-204 - Rev 0
Laurel House Type - DES-W003-205 - Rev 0
Loddon House Type - DES-W003-209 - Rev 0
Maple House Type - DES-W003-206 - Rev 0
Sherbourne House Type - DES-W003-216 - Rev 0
Sherbourne House Type - DES-W003-217 - Rev 0
Sherbourne House Type - DES-W003-218 - Rev 0
Sherbourne House Type - DES-W003-219 - Rev 0
Stour House Type - DES-W003-220 - Rev 0
Stour House Type - DES-W003-221 - Rev 0
Sycamore House Type - DES-W003-200 - Rev 0
Sycamore House Type - DES-W003-201 - Rev 0
Trent House Type - DES-W003-210 - Rev 0
Trent House Type - DES-W003-211 - Rev 0
Willow House Type - DES-W003-207 - Rev 0
Willow House Type - DES-W003-208 - Rev 0

Street Scenes:

Street Scene (Sheet 1) - DES-W003-300 - Rev 0
Street Scene (Sheet 2) - DES-W003-301 - Rev 0
Street Scene (Sheet 3) - DES-W003-302 - Rev 0

Landscape Plans:

Landscape Masterplan - DES-W003-520 - Rev 0
Landscape Strategy - DES-W003-521 - Rev 0

Drainage Plans:

Proposed Drainage Strategy - BR31444-JNP-92-XX-DR-C-2001 - Rev P03

Exceedance Plan - BR31444-JNP-92-XX-DR-C-2002 - Rev P02

Proposed Impermeable Areas - BR31444-JNP-92-XX-DR-C-2003 - Rev P02

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Principal Planning Officer

Date (must be pre-application submission)

11/05/2026

Details of the pre-application advice received

Dialogue in connection with, and general acceptance to the principals and proposals for layout design, scale, appearance, landscaping, highways design, ecology, landscaping design and impact, drainage during two meetings with the Case Officer, Highways Officer, Landscape Officer, Green Infrastructure Officer, Ecology Officer and Drainage Officer. Productive and positive pre-app meetings resulted in the submission of this Reserved Matters planning application. Pre-app meetings occurred on 17/06/2026 and 21/07/2026

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

S Cromack

Date

04/09/2026