

Land North of School Road
Arborfield Cross
Planning Statement

August 2026

Document No.	DES-W003-402
Revision:	0
Description:	Planning Statement
Date:	28 August 2026
Initial:	WN

Contents

Planning Statement	4-10
Plot Schedule	11-12

Planning Statement

Site Location and Description

The statement has been prepared in connection with the proposed submission for a Reserved Matters Planning Application for:

'Residential Development of 70 dwellings and associated roads, parking, drainage, landscaping, open space, servicing facilities and associated works'

At Land North of School Road, Arborfield Cross, Wokingham following the approval of the outline planning application on 16 April 2026 by Wokingham Borough Council with 34 associated planning conditions.

Arborfield Cross is located 20km west of London and 10km south of Reading and is part of Wokingham Borough Council and a Settlement within the Civil Parish of Arborfield and Newland.

The site is broadly square in shape and is bounded by Cole Lane along the western boundary and leads northwards to Sindlesham. To the south, is The Coombes C of E Primary School, with School Road immediately to the south. School Road which continues east to Wokingham. The site is surrounded by a combination of hedging and trees on all boundaries. Located to the south of Arborfield Cross is Arborfield Green.

The size of the site is 5.52 hectares.

Planning History

The site benefits from an Outline planning permission (LPA reference: 250735) granted on 16 April 2026 for:

'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.)'

Access was approved as part of the Outline permission. The main vehicular access into the development is from a new junction located on the School Road at the southern side of the site.

The Outline Permission Decision Notice approved the following documents:

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

Key Relevant Planning Policies

The following adopted Wokingham Borough Council Local Plans and associated policies are relevant to this Reserved Matters Submission:

Core Strategy (2010):

- CP1 - Sustainable Development
- CP3 - General Principles for Development
- CP5 - Housing mix, density and affordability
- CP6 - Managing Travel Demand
- CP7 - Biodiversity

Managing Development Delivery Local Plan (2014):

- 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
- TB12 - Employment Skills Plan
- TB21 - Landscape Character
- TB23 - Biodiversity and Development
- TB24 - Designated Heritage Assets
- TB25 - Archaeology

- Appendix 1: Noise & Vibration
- Appendix 2: Car Parking Standards

The Local Plan Update: Proposed Submission Plan publication (Regulation 19) is at the post-hearings stage at the time of preparing this Planning Statement following submission in February 2025. Adoption is anticipated later in 2026. It has not been assigned weight during the preparation of this Reserved Matters application due to its premature status (and as confirmed by the LPA).

The Arborfield and Barkham Neighbourhood Plan was adopted on 22.04.20 and forms part of the Development Plan for the Wokingham Borough, alongside the adopted Wokingham Borough Core Strategy and Managing Development Delivery Local Plan 2014.

Arborfield and Barkham Neighbourhood Plan:

- IRS2 - Recognise, Respect and Preserve Identity and Rural Setting of Settlements
- IRS3 - Protection and Enhancement of the Natural Environment and Green Spaces
- IRS4 - Protection and Enhancement of the Historic Character of the Area
- GA1 - Minimise Additional Traffic on Unsuitable Roads
- GA2 - Implement Local Network of Green Routes for Non-Motorised Users

The following Borough-Wide SPDs are also material considerations and have been considered in relation to the proposed development:

- Sustainable Design and Construction Supplementary Planning Document (2010)
- Borough Design Guide Supplementary Planning Document (2012)
- Affordable Housing Supplementary Planning Document (2013)
- Living Streets: A Highways Guide for Developers in Wokingham (2019)
- Wokingham SuDS Strategy (January 2017)
- Climate Change Interim Policy Position Statement (2022)

The following documents have also been considered in relation to the proposed development:

- NPPF (2026)
- National PPGs
- Technical Housing Standards – NDSS – (March 2015)

Statement of Community Involvement

The outline planning submission included a Statement of Community (SCI) dated February 2025 this document formed an update to the SCI which accompanied the previous application across both the eastern and western parcels, which was created in September 2024.

Planning Statement

As the SCI confirms, residents were extensively consulted and feedback was taken on board in drafting the final proposals for submission. Following the refusal of the original application a revised outline application for the western parcel, which this February 2025 SCI supports, was submitted and was subsequently consented.

The nature of the comments received from Wokingham Borough Council mean't that the major difference between the two applications was the removal of development on the eastern parcel and some alterations to the illustrative masterplan on the western parcel. Therefore, given the extent of these changes and the fact that residents have been consulted on a larger scheme previously, it was felt that a specific community consultation event was not required for this revised outline application as the scheme was considered to have been simply reduced rather than significantly amended and residents would therefore be unlikely to generate comments which differ to those already obtained. Notwithstanding, all residents were given the opportunity to comment on the outline application.

With the above, in mind and given the this is a Reserved Matters application which is broadly in line with the outline consent and demonstrates compliance with the various council requirements , outline planning conditions and S106 requirements, no further community engagement was undertaken given that the principle of development is established for the site.

It is worth noting that prior to the submission of the Reserved Matters application, we have engaged with the local planning authority on various matters via a formal pre-app process. This has been a collaborative working experience and we would like to thank those involved for the level of engagement during this positive process to reach broad agreement that the layout, scale, appearance and landscape are broadly acceptable to enable us to make this Reserved Matters application.

Archaeology Update

The following provides an update regarding the current status of Archaeological related tasks.

Following approval of the Written Scheme of Investigation from Berkshire Archaeology, a programme of archaeological trenching work was undertaken between Sept-October last year. The fieldwork, revealed several prehistoric features in the eastern area of the site. As these features lie beneath areas of proposed development, a further round of targeted fieldwork has been agreed with Berkshire Archaeology and is planned for October this year.

Therefore, we will shortly be submitting all aforementioned reports to request the full discharge of condition 29 (WSI) and the partial discharge of condition 30 (investigation results). When the results of the October investigations have been received we will request the full discharge of condition 30.

Planning Statement

Principle of Development

The principle of development is considered to be acceptable as the site benefits from an Outline planning permission granted. The access location and configuration approved as part of the Outline consent and this Reserved Matters application is in connection with matters relating to Appearance, Landscaping, Layout and Scale.

Within the 28 affordable units (40%), 19 units (68%) are Social Rent and 9 units (32%) are Shared Ownership. This is in accordance with the signed Outline S106 which requires:

Housing Tenure, Mix and Affordable Housing

The neighbourhood aspires to provide high quality affordable and private homes, with the proposed affordable homes being indistinguishable visually from private sale homes with the affordable homes being evenly distributed across a mix of maisonette and housing typologies.

This Scheme is consistent with the Approved Outline, with 70 no. Homes being proposed, which are split into 42 no. (60%) Private Sale Homes and 28 no. (40%) Affordable Homes. Shared Ownership homes account for 32% (9 no.) of the Affordable Housing amount, with the remaining 68% (19 no.) being Affordable Rented which is compliant with S106 requirements.

The internal layouts of all homes have been designed to comply with Nationally Described Space Standards (NDSS) and Building Regulations Approved Document Part M4(2).

The proposed housing mix for the site features:

- 6 x 1-bedroom dwellings
- 12 x 2-bedroom dwellings
- 18 x 3-bedroom dwellings
- 26 x 4-bedroom dwellings
- 8 x 5-bedroom dwellings

An ‘Accessible and Affordable Housing Statement’ accompanies this Reserved Matters application and outlines how the scheme aligns with the S106 that was approved as part of the outline planning consent.

The scheme aligns with Core Strategy: CP5 which requires residential developments to provide a mix and balance of densities, dwelling types, tenures and sizes and that affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market.

The scheme also aligns with Policy TB05 which requires that residential development proposals shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. Any scheme that requires the provision of affordable housing should provide an appropriate mix of accommodation on a site by site basis, which reflects the Council’s Housing Strategy and the Affordable Housing SPD. The scheme also accords with Policy TW11 which states that development proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. The proposal also accords with the Affordable Housing Supplementary Planning Document (2013).

The scheme aligns with adopted Policy TB05 (Housing Mix) of the Managing Development Delivery Local Plan, which requires residential proposals to provide an appropriate housing mix reflecting the underlying character of the area alongside current and projected household needs. The provision of affordable housing complies with the Council’s Affordable Housing Supplementary Planning Document (2013) and the S106 requirements.

During pre-application discussions, the Planning department emphasised the importance of delivering a scheme that respects the rural village edge, confirming that removing apartment blocks, as shown on the Illustrative layout at Outline planning stage, would be acceptable; therefore in order to meet the requirement to provide lower occupancy affordable homes, maisonettes have been incorporated into the design to replicate the scale of the local vernacular context.

Building Regulation Part M4(2) Compliance

The reserved matters scheme has been designed to meet the requirement of the Outline Planning approved Planning Condition 14 - Access for all which states the following:

‘The application for Reserved Matters shall demonstrate how no less than 10% of market dwellings and 100% of affordable housing dwellings will be accessible and adaptable in line with M4(2) of the Building Regulations 2010 (as amended) (or any other standard that supersedes it).’

The DAS illustrates a digram that describes how the requirements of Planning Condition 14 are met taking into account the topography of the site which in some locations has steeply sloping plots:

- 10% of the market dwellings are designed to be M4(2) compliant and have been located on the flatter parts of the site to meet the requirement of the planning condition and are illustrated with a green dot on the plan. The remainder of the market homes are M4(1) complaint including those plots which are at steeply sloping locations and have steps to the front and rear entrance doors as this is allowable under part M4(1)
- 100% of the affordable housing dwellings are designed to be M4(2) compliant and satisfy the building regulations as follows:
 - Plots 16-23 and 29: Access to the home is provide to the rear door via step-free access along the drive and rear patio due to stepped access being required, due to site topography, to the front door
 - Plots 27-28, 42, 44-49 and 50: Front door access can be achieved as these plots are located on the flatter areas of the site
 - Plots 30-34: These plots step down the topography which allows for step-free access to the front door
 - Plot 25, 43 and 51: The homes are upper level maisonettes and meet all the external and internal requirements of M4(2), except for providing step-free access to the principal storey

Routes and Connections

The layout has been arranged to focussed on ease of pedestrian movement and access. Pedestrian connectivity allows for direct walking routes through the site. A meandering leisure route, that weaves through the blue and green infrastructure, creating a Greenway with informal opportunities for play along this route.

The central green space forms the heart of the neighbourhood and is provided with pedestrian connectivity into and through the space including access the central play space

Planning Statement

The tree lined Connector Street links the wider route network of access streets, lanes, shared surfaces and quieter private drives which are positioned on the edges of the development.

The movement plan for the site prioritises sustainable transport options, creating a layout that supports walking, cycling, and access to public transport. Vehicular and pedestrian access has been designed in accordance with the approved Outline scheme with the proposed pedestrian access to Cole Lane (PRoW) being incorporated into the scheme layout

The street hierarchy begins with a primary spine road extending from the approved site access, leading to two secondary roads to the north that provides separate routes across the site. Further shared surface streets and private drives lead off of these routes.

All roads are designed to adoptable standards however, only the main primary road is intended to be offered for adoption with other roads maintained privately. Routes primarily consist of tarmac paths and roads, with raised tables in block paving to provide visual cues for safe crossings and traffic calming. Shared surfaces, private roads, and drives incorporate a combination of block paving and tarmac, adding variation and complementing the distinct character of each area. For private tarmac roads, flush kerbs are used to demarcate visitor parking and distinguish private boundaries, adding clarity and enhancing the visual coherence of the development.

Dwellings and streets have been designed to provide a strong sense of place and aid natural way-finding. Streets are designated 20mph zones, enhancing safety for pedestrians and cyclists.

The scheme accords with Policy CP6 as it enhances road safety, does not cause highway problems or lead to traffic related environmental problems, improves the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users, and provides appropriate vehicular parking, having regard to car ownership.

A Stage 1 Road Safety Audit has been included with the Reserved Matters planning application. The audit identifies some minor road safety issues which have either be address through refinements to the proposed site layout or will be addressed at detailed technical design stage as part of the preparation of working drawings.

Estate Roads

Item 1 of the Sixth Schedule of the S106 requires the following:

‘To submit the Estate Roads Specification to the Council prior to or concurrently with the first Reserved Matters Application.’

The Estate Roads Specification definition, on page 9 of the S106, outlines:

The specification and plans of the Estate Roads including (but not limited to):

- the layout and design, construction in accordance with the Council’s adoptable standard (irrespective of whether the roads are to remain as private roads or are to become public pursuant to a Highways Agreement);*
- future maintenance arrangements (to ensure their safe use by the public including pedestrians, cyclists and mechanically propelled vehicles); and,*
- identification of which parts of the Estate Roads are to remain*

private roads and which are to become public pursuant to a Highways Agreement.

As required, the Reserved Matters application drawing DES-W003-115-0 - S106 Estate Roads Specification Plan is included with the application.

Car and Cycle Parking

The proposed car parking provision aligns with the Wokingham Borough Council: Parking Standards Guidance Calculation Document (Supplementary Guidance Document) which counts each allocated parking space, carport, visitor space, single space in a double garage, and a single garage which is calculated as half a space. The Wokingham Parking Calculator identifies a requirement for 135 allocated spaces and 24 unallocated spaces. In response, the proposed scheme provides 160 allocated spaces and 24 unallocated spaces, totalling 184 parking spaces. This results in an over-provision of 25 spaces to ensure ample parking for residents and visitors. The Wokingham Parking Calculator is included with the submission

Parking for houses is primarily provided on-plot with larger homes having some of their parking spaces within a carport. All homes have electric vehicle charging. Parking spaces are 2.5m wide x 5m long with driveway widths for on-plot parking designed to be compliant with M4(1) and M4(2) requirements to suit the home they are associated with. Unallocated parking is located on-street and distributed evenly across the development.

Cycle parking is provided on-plot for houses and maisonettes, with cycle allocation per dwelling in accordance with Wokingham standards. These stores are proposed to be enclosed, secure and easily accessible.

The scheme therefore complies with Policy CC07 as the proposal demonstrates how the proposed parking provision meets the standards set out in Appendix 2 of the MDD and that the new scheme retains an appropriate overall level of off-street parking. The scheme accords with Appendix 2 – Car Parking Standards.

Travel Plan

The Fourth Schedule of the S106 requires and election to be made prior to submission of the Reserved Matters application as to whether a hybrid of full Travel Plan will be pursued. The intention is to pursue the Full Travel Plan option.

Refuse and Recycling

The proposed refuse strategy includes vehicle tracking to verify that collection vehicles can access all necessary areas efficiently. The strategy illustrates collection points for each plot and access arrangements for the refuse vehicle to the collection points which are compliant with Approved Document Part H of the Building Regulations.

With regard to collection points, most properties will be able to place black-wheeled rubbish bins and recycling refuse bags at the end of their private drive or front path, ensuring compliance with kerbside collection guidelines and accessibility for the Council-specified refuse lorry.

Therefore the scheme complies with Wokingham Borough Council’s Waste Management Facilities in New Developments (Updated November 2024) and Living Streets: A Highways Guide for Developers in Wokingham (2019).

Planning Statement

Arboriculture

Outline Planning Condition 26 requires the following:

‘The Reserved Matters application shall be accompanied by an updated Arboricultural Impact Assessment (AIA) to ensure development proposals, including site layout and buffer zones of veteran tree(s) where retained, have been fully considered in relation to tree constraints.’

As required, the Reserved Matters application includes a report and drawings which have been prepared by SJA Trees. This report provides an update to the Arboriculatural Impact Assessment which is based on the site layout for the Reserved Matters application with the report concluding that the arboricultural impact of this scheme is of low magnitude.

Drainage

Outline Planning Condition 8 requires the following:

‘The application for approval of Reserved Matters shall be accompanied by a surface water drainage scheme. The drainage scheme shall include:

- (a) Evidence of infiltration testing to BRE 365 standards (or equivalent) to support any proposed infiltration methods;*
- (b) Use of SuDS following the SuDS hierarchy, preferably infiltration;*
- (c) Full drainage calculations to demonstrate the performance of soakaways or capacity of attenuation features to cater for 1 in 100 yearsfloodeventwitha40%allowanceforclimatechangeallowance and runoff controlled at 1.7l/s/ha or preferably better;*
- (d) Calculationsdemonstratingthattherewillbenofloodingofpipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change and how exceedance flows will be managed.*
- (e) Assessment of SuDS components as listed in the CIRIA SuDS Manual (and justification for exclusion of any if necessary);*
- (f) Separate drainage systems for any proposed adopted highways and residential dwellings;*
- (g) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.*
- (h)Groundwatermonitoringconfirmingseasonalhighgroundwater levels in the area.*
- (i) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.*
- (j) DetailsdemonstratinghowanySuDSforthisdevelopmentwould be managed throughout the lifespan of the development and who will be responsible for maintenance.*

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.’

As required, the Reserved Matters application includes a report and drawings which have been prepared by JNP Consulting Engineers. This report outlines how the surface water (and also foul) drainage design responds to the site constraints and is embedded into the proposed layout.

It is worth noting that early consultant was undertaken with the council’s Drainage Officer during the pre-app process including responding to queries about the overarching strategy (which

was accepted during dialogue) and also responding to queries concerning the managements of surface water from the ditch along the southern boundary.

The Phase 2 Ground Investigation Report is included with the Reserved Matters application to provide context for the Drainage

Landscaping and Open Space Provision

Item 1 of the Eighth Schedule of the S106 requires:

‘To submit the Open Space Scheme to the Council prior to or concurrently with the first Reserved Matters Application.’

Open Space definition, on page 16 of the S106, outlines:

- ‘The public open space to be provided and laid out as open space for public use in accordance with the Planning Permission and any Reserved Matters Approval which shall include (but not be limited to) the following open space typologies within an area identified as Open Space within the Parameters Plan 2522477.4 Rev F:*
- a minimum of 0.19 hectares of parks and gardens;*
 - a minimum of 0.17 hectares amenity green space;*
 - a minimum of 0.06 hectares of LEAP; and,*
 - If notice is given under Paragraph 1(b) of the Ninth Schedule a minimum of 0.09 hectares Allotments.’*

Asrequired,theReservedMattersapplicationdrawingDES-W003-112-0 - Open Space Layout is included with the application.

Open Space Scheme definition, on Page 17 of the S106, outlines:

- ‘A scheme for the Open Space including (but not limited):*
- detailing the location and size of any Open Space within the Site;*
 - how the Open Space will be laid out and constructed;*
 - detailing technical specification of any Open Space; and,*
 - which will detail the maintenance (including landscaping) and management measures of the Open Space.’*

As required, the Reserved Matters application drawing DES-W003-520-0 - Landscape Masterplan is included with the application along with information in the Design and Access Statement.

Communal Areas and Play Spaces

The open space of the development, including the play space is fronted by multiple dwellings with active frontages for safe natural surveillance. Amenity spaces within the development are accessed via foot along the leisure route, and are located and located away from vehicular accesses.

The scheme incorporates a LEAP within the open space. Details of the play strategy are set out as part of the landscape package submission. The local equipped area of play will be compliant with the Wokingham Borough Council Play Space Design Guide: Technical Note March 2018.

Planning Statement

Enclosures and Boundary Treatments

Enclosure of space and associated boundary treatments form a key element of the design for the scheme and have been designed with the street character and integration with the built form in mind.

A controlled palette of enclosures are proposed including hedges, railing and fencing; all of which reference to the wider context area, vernacular and character area in which they are located.

Secured by Design

The Design and Access Statement sets out the schemes compliance and consideration of Secured By Design for residential development in connection with Outline Planning Condition 15.

Private Amenity Space

Rear garden lengths are compliant with the Borough Design Guide SPD (2012), which states a minimum garden length of 11m is generally accepted provided the space is usable. Private rear gardens are largely rectangular in shape and include a patio, some of which are integrated into the retaining structure. All rear gardens will feature a water butt.

Gardens have a variety of orientations and are located well away from existing trees to limit overshadowing throughout the day.

Impact on Amenity of Existing Neighbouring Occupiers

There is only a one existing residential property, to the east of the existing school, which abut the sites southern boundary. The proposed dwelling which interfaces with this home seeks to secure, what is an exposed boundary to this existing home with the proposed house being 36m away at its closes point, with no windows proposed towards this home. The remainder of the south boundary interface is with the existing school; a circa 6m landscape buffer is provided between the school boundary and the rear gardens of the proposed homes. Consequently, the proposal avoids detrimental impacts on the amenities enjoyed by the occupiers of neighbouring properties in terms of daylight, sunlight, outlook and overlooking.

Dwelling Orientation

The proposed scheme is designed to discourage crime, with dwellings fronting onto streets and open space to provide natural surveillance and deterrents to crime. All dwellings provide considered elevations, with corner plots incorporating two active frontages to discourage anti-social behaviour.

To maximise daylight into the dwelling, all homes are dual aspect and in some instances are triple aspect. All buildings are low rise and are two storeys or less with circa 22m separation distances being a provided between habitable rooms as required by the council; all this combined seeks to maximise daylight and sunlight into the homes.

Noise

Outline Planning Condition 18 requires the following:

‘In the event that Air Source Heat Pumps (ASHPs) are proposed as

part of a Reserved Matters application for the development hereby approved, the Reserved Matters application shall be accompanied by a detailed Noise Impact Assessment (NIA). The NIA shall:

- (a) Identify the predicted operational noise levels from all proposed ASHPs, including cumulative impacts where multiple units are proposed;*
- (b) Evaluate the potential impact of this noise on the amenity of future occupants of the proposed dwellings and any existing noise-sensitive receptors in the vicinity of the proposed ASHPs; and*
- (c) Detail the specific measures to be incorporated into the design, layout, orientation, and specification of the ASHPs, and/or other mitigation measures (such as enclosures or screening), to ensure that noise from the ASHPs does not give rise to an unacceptable adverse impact on residential amenity.*

The design and layout of the development submitted pursuant to the Reserved Matters application shall be informed by, and incorporate the recommendations of, the NIA. Any ASHPs shall subsequently be installed and maintained in accordance with the details as approved in writing by the Local Planning Authority.’

As required, the Reserved Matters application includes a Acoustic Assessment report which has been prepared by MEC Consulting Group. This report outlines that assessment undertaken, and subject to the implementation of the recommended mitigation measure, the proposed ASHP installations are not expected to give rise to adverse acoustic impacts at neighbouring dwellings. It is therefore considered that the requirements of Condition 18 have been satisfied.

Energy

Outline Planning Condition 16 requires the following:

‘Concurrently with a Reserved Matters application for the development hereby approved, a scheme demonstrating how a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/ or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) would be achieved shall be submitted to for the Local Planning Authority’s approval in writing. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. Development shall not commence until the scheme has been approved. The approved scheme shall be implemented prior to first occupation of the development hereby approved and shall remain operational for the lifetime of the development.’

As required, the Reserved Matters application includes an Energy Statement which has been prepared by Stroma. This report outlines how the proposed development meets Building Regulations 2021 Part L1A and contributes to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDLDP policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

The energy strategy undertakes a fabric first approach and incorporate renewable technology on-site via air source heat pumps, which are a zero NOx solution at the source, to demonstrate a minimum 10% reduction in carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources.

Planning Statement

External Lighting

Outline Planning Condition 24 requires the following:

‘Prior to or concurrent with Reserved Matters application a Lighting Design Strategy for Biodiversity for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas/features on and around the site that are particularly sensitive for bats and where the development may cause disturbance in or around their breeding sites and resting places or along foraging and/or commuting routes; and*
- (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and these shall be maintained thereafter in accordance with the approved strategy.’

As required, the Reserved Matters application includes a ‘Lighting Design and Considerations’ report which has been prepared by Williams Lighting Consultants. This report outlines how the lighting design responds to the ecological site constraints, in particular bats, and includes the location of lighting and associated contour plans for the development.

All new homes will include PIR lighting immediately adjacent to the front door and to the rear patio areas.

Design, Character and Appearance

The Site features three character areas, each with its own architectural approach and landscaping based on its surrounding to the locality and site context. The various character areas include variations relating to materiality, window style, porches and canopies and roof form as covered in more detail in the submitted Design and Access Statement and Pattern Book.

The scheme features dwellings comprising of 2-storeys, in-keeping with the surrounding homes in Arborfield Cross. Maisonettes are proposed in place of high density apartments blocks, to maintain architectural form with the nearby context.

The individual Character Areas can be described as follows:

School Edge Character Area

This area backs onto the existing school, with a buffer from the ditch on the southern boundary with a maintenance strip implemented for vehicular access.

This area forms a key movement corridor through the site, defined by a formal street hierarchy and structured built form. The character is established by a Tree-lined Connector Street layout featuring dedicated footpaths and grass verges, predominantly finished in tarmac with contrasting block paving details across driveway accesses and focal junction areas.

Homes line the street to create a strong, continuous frontage. The

majority of property’s feature elevated ground floor entrances with formal stepped access and decorative railings to front doors along the southern edge. Defensible space and front gardens are neatly defined through a combination of structural ornamental hedging, shrub planting, and the integration of retained existing trees and hedgerows.

Dwellings consist of a considered material palette, comprising of red-orange multi-toned brickwork as the primary material, with dark multi-brick as the feature brick, utilised in varied quoining, bands and features. Instances of Flemish Bond with burnt headers for key focal elevations, grey roof tiles are predominantly used in this area.

Central Green Character Area

This area is located in the heart of the site, acting as a transitional space, between the spine road south of the site and the Northern Greenway. Defined by an informal, adaptable street layout that emphasises a shared pedestrian vehicular surface. These surrounding street typologies transition across a combination of primary streets, secondary lanes and shared surfaces, with a cohesive palette of standard tarmac and block paving to visually differentiate pedestrian and vehicular zones.

The character is established through natural drainage features, with landscaped swales running through it. The central green space with incorporated LEAP is found in the centre of this area, with hedging framing this space. Defensible zones and front gardens are clearly defined with a mix of low-levels ornamental hedges and ornamental planting beds. The architectural design takes cues from neighbouring context, incorporating a warm material palette consisting of red multi-toned brick walls detailing of complementary red-orange multi-toned brick banding and quoining. A mixture of red and grey tiles are used, with varied roof pitches and forms across the area.

Northern Greenway Character Area

This area occupies a sensitive outer edge of the site, establishing a soft visual transition between the built environment and the surrounding natural countryside. The character is strongly defined by its response to the existing landscape, retaining mature trees and boundary hedgerows along the site perimeter while offering framing views outward towards the Greenway. Sustainable Drainage Systems (SuDS), including naturalized swales, are seamlessly integrated into the existing landform to enhance both biodiversity and visual amenity.

The street typology reflects a quieter, more organic residential edge, comprising private drives finished primarily in tarmac with block paving details defining shared surfaces and driveway thresholds. Dwellings present a sensitive frontage arrangement, utilising a native mix hedge supplemented by soft ornamental shrubs to establish natural defensible space while blending into the rural backdrop. The built form adopts a rustic yet refined material palette, featuring red multi-toned brickwork paired with subtle grey-toned brick banding and quoining. Roofscapes incorporate a balanced blend of red tiles accented by grey tiles at key focal vistas to add visual texture along the green edge.

Plot Schedule

Plot No	Tenure	Typology	Type Reference	No of Beds	Internal Area
1	Private	Detached	Sherbourne	4	133.8
2	Private	Detached	Trent	3	92.6
3	Private	Semi Detached	Trent	3	92.6
4	Private	Semi Detached	Trent	3	92.6
5	Private	Detached	Trent	3	92.6
6	Private	Detached	Chelmer	4	130.8
7	Private	Semi Detached	Loddon	3	92.6
8	Private	Semi Detached	Loddon	3	92.6
9	Private	Semi Detached	Loddon	3	92.6
10	Private	Semi Detached	Loddon	3	92.6
11	Private	Semi Detached	Loddon	3	92.6
12	Private	Semi Detached	Loddon	3	92.6
13	Private	Semi Detached	Loddon	3	92.6
14	Private	Semi Detached	Loddon	3	92.6
15	Private	Detached	Chelmer	4	130.8
16	Shared Ownership	Semi Detached	Hazel	2	79.8
17	Shared Ownership	Semi Detached	Hazel	2	79.8
18	Shared Ownership	Semi Detached	Hazel	2	79.8
19	Shared Ownership	Semi Detached	Hazel	2	79.8
20	Rented	Semi Detached	Willow	4	110.4
21	Rented	Semi Detached	Willow	4	110.4
22	Rented	Semi Detached	Hazel	2	79.8
23	Rented	Semi Detached	Hazel	2	79.8
24	Rented	Maisonette	Sycamore	1	56.7
25	Rented	Maisonette	Sycamore	1	56.7
26	Private	Detached	Sherbourne	4	133.8
27	Shared Ownership	Semi Detached	Hazel	2	79.8
28	Shared Ownership	Semi Detached	Hazel	2	79.8
29	Shared Ownership	Detached	Maple	3	94.6
30	Rented	Detached	Laurel	3	96
31	Rented	Detached	Laurel	3	94.6
32	Rented	Detached	Laurel	3	94.6
33	Shared Ownership	Detached	Willow	4	110.4
34	Shared Ownership	Detached	Willow	4	110.4
35	Private	Detached	Sherbourne	4	133.8

Plot Schedule

Plot No	Tenure	Typology	Type Reference	No of Beds	Internal Area
36	Private	Detached	Chelmer	4	130.8
37	Private	Detached	Cherwell	5	162.2
38	Private	Detached	Arun	4	128.3
39	Private	Detached	Cherwell	5	162.2
40	Private	Detached	Cherwell	5	162.2
41	Private	Detached	Chelmer	4	130.8
42	Rented	Maisonette	Sycamore	1	56.7
43	Rented	Maisonette	Sycamore	1	56.7
44	Rented	Semi Detached	Laurel	3	94.6
45	Rented	Semi Detached	Laurel	3	94.6
46	Rented	Semi Detached	Hazel	2	79.8
47	Rented	Semi Detached	Hazel	2	79.8
48	Rented	Semi Detached	Hazel	2	79.8
49	Rented	Semi Detached	Hazel	2	79.8
50	Rented	Maisonette	Sycamore	1	56.7
51	Rented	Maisonette	Sycamore	1	56.7
52	Private	Detached	Sherbourne	4	133.8
53	Private	Detached	Chelmer	4	130.8
54	Private	Detached	Cherwell	5	162.2
55	Private	Detached	Cherwell	5	162.2
56	Private	Detached	Chelmer	4	130.8
57	Private	Detached	Arun	4	128.3
58	Private	Detached	Sherbourne	4	133.8
59	Private	Detached	Stour	4	126.4
60	Private	Detached	Stour	4	126.4
61	Private	Detached	Sherbourne	4	133.8
62	Private	Detached	Cherwell	5	162.2
63	Private	Detached	Cherwell	5	162.2
64	Private	Detached	Cherwell	5	162.2
65	Private	Detached	Sherbourne	4	133.8
66	Private	Detached	Sherbourne	4	133.8
67	Private	Detached	Stour	4	126.4
68	Private	Detached	Stour	4	126.4
69	Private	Detached	Chelmer	4	130.8
70	Private	Detached	Chelmer	4	130.8