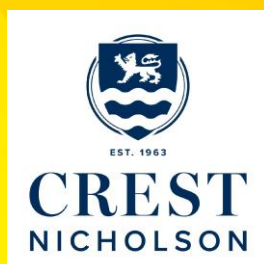


Crest Nicholson Operations Ltd

Planning Statement for Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green

August 2026

PREPARED FOR:



savills

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Executive Summary

Executive Summary

- I. This report has been produced by Savills on behalf of Crest Nicholson Operations Ltd ('the Applicant') in support of a hybrid planning application at the Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green ('the Site').
- II. The description of the proposed development is as follows:

Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse
- III. The Site comprises brownfield land located towards the northern extent of Arborfield Green, a Strategic Development Location. At present, the Site is used as a temporary film studio comprising multiple hangar type buildings and hardstanding.
- IV. The Site is allocated for residential development in Wokingham Borough Council's Core Strategy (2010) and benefits from an emerging allocation in Wokingham Borough Council's Proposed Submission Plan. The principle of residential development in this location has therefore been established.
- V. There are clear benefits of the proposal, including:
 - Provision of much-needed housing to contribute towards meeting the Councils 5-year housing land supply;
 - Provision of 40% affordable housing to help meet local needs;
 - A mix of house sizes and tenures, including affordable housing to meet an identified local need;
 - Regeneration of a brownfield site and penultimate phase of the Arborfield Garisson Strategic Development Location;
 - High-quality accommodation, including dwellings that meet the Nationally Described Space Standards (NDSS), M4(2) and M4(3) requirements;
 - A commitment to securing a biodiversity net gain in excess of 10% on-site;
 - New community allotments, high-quality play spaces and leisure routes to promote healthy active living and wellbeing;
 - Provision of homes that include a range of measures to reduce energy demand, improve energy efficiency and reduce carbon are proposed in line with current building regulations in order to address the climate emergency and allow future residents to benefit from lower energy costs; and
 - Creation of jobs and investment during the construction phase, together with the generation of investment in the locality and an increase in spending in local shops.

01

Introduction

1. Introduction

1.1 The Site

- 1.1.1 This Planning Statement has been prepared in support of a hybrid planning application, submitted to Wokingham Borough Council ('WBC') by Crest Nicholson Operations Ltd. ("the Applicant") for the proposed development at the Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green ("the Site").
- 1.1.2 The Site comprises approximately 13.1 hectares (ha) of brownfield land at the Former Arborfield Studios, Arborfield, on the northern extent of the Arborfield Garrison Strategic Development Location (SDL). The Site is relatively flat and comprises numerous large industrial buildings as well as vast areas of hardstanding.

1.2 Description of Development

- 1.2.1 This application seeks hybrid planning permission for the following:

Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse

- 1.2.2 This Planning Statement should be read in conjunction with the plans and drawings submitted as part of the application, as well as the following documents, which have been prepared to address the full range of planning considerations:

- Application drawings, prepared by Thrive Architects;
- Active Travel Strategy, prepared by i-Transport;
- Air Quality Assessment, prepared by Aether;
- Arboricultural Implications Report, prepared by SJA Trees;
- Archaeology Desk Based Assessment, prepared by RPS Tetrattech;
- BNG Habitat Management and Monitoring Plan (including Metric), prepared by Ecosupport;
- Bat Roost Assessment, prepared by Pioneer Environment;
- Built Heritage Statement, prepared by Icenii;
- Construction Traffic Management Plan, prepared by i-Transport;
- Design and Access Statement, prepared by Thrive Architects;
- Parking Calculator, prepared by i-Transport;
- Preliminary Ecological Appraisal, prepared by Ecosupport;
- Energy and Sustainability Statement, prepared by AES;
- Environmental Statement and Non-Technical Summary, prepared by Savills;
- Ecological Impact Assessment (EclA), prepared by ACD;
- Flood Risk Assessment and Drainage Strategy, prepared by JPP;
- Historic Level 2 Building Record, prepared by Icenii;
- Desk Study Phase 1 and Phase 2 Ground Investigation Report, prepared by Wilson Bailey;
- Landscaping and Visual Appraisal, prepared by Aspect Landscape;
- Landscape Strategy, prepared by Aspect Landscape;
- Noise Impact Assessment, prepared by Noise.co.uk;

- Shadow Habitats Regulations Assessment, prepared by ACD;
- Stage 1 Road Safety Audit, prepared by i-Transport;
- Statement of Community Involvement, prepared by Cratus;
- Transport Assessment, prepared by i-Transport; and
- Utilities Statement, prepared by Utility Consult.

1.3 Structure of the Statement

1.3.1 The structure of this Planning Statement is as follows:

- **Section 2** (Site Context) provides a description of the Site and surrounding context, relevant planning history and Pre-Application feedback;
- **Section 3** (Proposed Development) provides a summary of the development proposals;
- **Section 4** (Environmental Impact Assessment) provides a summary of the Environmental Impact Assessment process and a summary of the Environmental Statement;
- **Section 5** (Planning Policy Context) sets out the relevant planning policy framework;
- **Section 6** (Assessment of principle of development) assesses the principle of development based on the Development Plan and other relevant material considerations;
- **Section 7** (Planning Assessment of other planning considerations) assesses other planning considerations relating to the proposed development based on the Development Plan;
- **Section 8** (Planning Obligations) considers the Planning Conditions and Planning Obligations; and
- **Section 9** (Conclusion) provides a summary of the proposals and our conclusions on the planning considerations.

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Site Context

2. Site Context

- 2.1.1 This section provides a brief description of the Site and the immediate surrounding area, which forms part of the context in which the application proposals have been developed.

2.2 The Site

- 2.2.1 The Site itself is an irregularly shaped parcel of land which comprises a number of industrial hangar-style buildings and hardstanding. The Site is a long, linear parcel of land bounded by Langley Common Road to the north-east and fields to the north. To the south and east lie existing residential neighbourhoods within the Arborfield Garrison SDL, as well as Farley Hill Primary School.
- 2.2.2 The Site forms the northern extent of Arborfield Green, an allocated development site of around 167 hectares, which forms part of the wider Arborfield Garrison SDL. This SDL is allocated within the WBC adopted Core Strategy (2010) and also benefits from an emerging allocation in WBC's emerging Local Plan; the Local Plan Update (LPU).
- 2.2.3 The Site was originally used in 1904 as a Remount Depot in Arborfield Garrison, supplying the military with horses for operational use. After the eventual closure of the Depot, the Garrison became home to a number of army technical schools. At present, the Site is being used as a temporary film studio.
- 2.2.4 The main vehicular access is currently provided from the north-west boundary via Langley Common Road. Two additional access points are located along the southern boundary at Princess Marina Drive and Baston Road, albeit currently fenced off, and so no access is available.
- 2.2.5 The Environment Agency (EA) mapping system shows the Site to be within Flood Zone 1, which has the lowest probability of fluvial flooding. Areas of surface water flooding are present sporadically across the Site.
- 2.2.6 There are several existing buildings located on the Site, none are designated heritage assets, however, there are a number of non-designated heritage assets, including Langley Common Farmhouse, The Stables and The Watertower.

2.3 Surrounding Area

- 2.3.1 The surrounding area is predominantly residential in nature, with established streets to the south forming part of the wider Arborfield Green.
- 2.3.2 The Site is situated approximately 1km south-east of Arborfield Cross, 2km south-west of Barkham and 12 km from Reading, a main service centre.
- 2.3.3 Arborfield Green offers a range of services and amenities, including a Primary School (<5 minute walk), coffee shop (5 minute walk), Co-op supermarket (10-minute walk), plus Secondary School, Sainsburys Superstore and Leisure Centre, all within a circa 20 minute walk.
- 2.3.4 The Site is well-connected in terms of public transport. A bus route (3 Leopard) currently serves Arborfield Green and the surrounding area, with buses every 30 minutes. The Site therefore benefits from good transport links.

2.4 Planning History

- 2.4.1 This subsection provides an overview of the relevant planning history associated with the Site. The applications of particular relevance to this application are listed in the table below.

Table 1 – Planning History:

Application reference	Description of development	Outcome	Date
251004	Application to vary condition 2 of planning consent 162881 dated 02/02/2017 (Temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access). Condition 2 refers to the temporary use period, and the proposed variation seeks to extend the temporary period.	Approved	30/07/2025
162881	Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access.	Approved	02/02/2017
1409977 and O/2014/2280	Outline permission for: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sq m gross with up to a further 3,500 sq m (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 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (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, 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	Approved	02/04/2015

Application reference	Description of development	Outcome	Date
	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.		

2.5 Pre-Application Advice

- 2.5.1 Policy DM1 of the NPPF advises proposals for development '*should be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application*'.
- 2.5.2 The Applicant entered into a Planning Performance Agreement (PPA) with the local authority during August 2025, the scope of the PPA included 4 pre-application meetings which took place over a period from August 2025 till February 2026.
- 2.5.3 The initial pre-application was validated on 26th August 2025 and given reference: 251966. An overview of each meeting is provided in the table below.

Table 2 – Overview of Pre-Application Meeting:

Pre-application Meeting	Overview of meeting
Meeting 1- August 2025	The initial concept was landscape-led, establishing the green infrastructure and landscape framework as the starting point for the development. The initial meeting with WBC sought advice in relation to the principle of development, key development parameters and key technical considerations for the emerging development proposals. Guidance was sought from the Council as to whether they consider the proposals to be EIA development. The Applicant had previously received consent for the Arborfield Garrison scheme, and its associated EIA, which provided a basis for the suggested scope. The original quantum comprised an outline planning application for up to approximately 360 homes.
Meeting 2- October 2025	As the concept developed, the more technical requirements of the Site were overlaid onto the landscape-led framework. The second pre-application meeting therefore sought to build upon guidance from the previous meeting and explored more detailed, but fundamental principles

	including green and blue infrastructure, open space/ play quantum, sitting and density. As a result of this further technical work, the Applicant had revised the proposals to include circa 330 homes, to be applied for in full.
Meeting 3- December 2025	The third pre-application meeting sought to obtain agreement to the updated Framework Plan which sought to demonstrate movement corridors, locations for key buildings, building scale and general distribution of housing typologies. Through further technical coordination, highways, drainage and landscape strategies were progressively resolved, resulting in a more efficient approach to SuDS and a reduction in the overall amount of drainage infrastructure required. Additional design and technical information was provided to WBC in relation to attenuation, landscaping and play spaces. The proposals now also sought to retain or part retain Langley Common Farmhouse as a result of comments from the Heritage Officer.
Meeting 4- February 2026	The principles established through the Framework Plan were subsequently developed into a detailed layout, allowing the original landscape led concept to be fully translated into the arrangement of streets, homes and public spaces. The final meeting sought to discuss the detailed site layout and receive officers' feedback on proposed street scenes and detailed sketches. The pre-application sought to refine the detailed site layout, discuss proposed housetypes and elevations, validation requirements and s106 Head of Terms. Discussion was also held in relation to the change in planning approach, a hybrid application was proposed along with a proposed description of development. The LPA provided detailed follow up comments on the layout relating to parking, green infrastructure, balconies and materials.

2.6 Public Consultation

- 2.6.1 A Statement of Community involvement (SCI) has been prepared by Cratus Group.
- 2.6.2 Comprehensive community engagement has been undertaken to support the submission of the hybrid planning application, in attendance at the stakeholder meetings were WBC and members of the Arborfield Community Liaison Group including the Parish Councils.
- 2.6.3 To raise awareness of the forthcoming planning application and to promote the public consultation, the Applicant produced a dedicated consultation leaflet which was delivered to 3,584 households surrounding the Site on 13th February 2026.
- 2.6.4 The Applicant held a public drop-in event at Arborfield Community Centre on Wednesday, 25th February 2026 from 4-8pm. In total, 43 people attended the event, including representatives from Barkham Parish Council and WBC.
- 2.6.5 A robust and policy compliant public consultation has therefore been undertaken, and the Applicant will continue to engage with the local community to ensure residents, stakeholders and community groups remain informed as the application progress.

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Proposed Development

3. Proposed Development

- 3.1.1 This application seeks hybrid planning permission for 295 new dwellings (293 dwellings in full and up to 2 dwellings in outline). The description of development is as follows:

Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse

- 3.1.2 A land use breakdown of the proposed development is provided below:

- Developable area: 7.4 (ha)
- Public Open Space: 3.75 (ha)
- Allotments: 0.3 (ha)

3.2 Housing Provision

- 3.2.1 The proposed residential development comprises 293 dwellings in full, of which 40% (117no) will be affordable to meet local needs. The affordable housing will be delivered as a mix of shared ownership, social rent and affordable rented properties. The dwellings are proposed as a mix of 1, 2, 3, 4 and 5 bedroom properties and are provided as a mix of terraced, semi-detached and detached properties.

- 3.2.2 The housing mix is set out in the table below.

Table 3 – Proposed Housing Mix

Proposed Housing Mix				
Size	Market	Affordable	Total	%
1 bedroom houses	0	24	24	8%
2 bedrooms houses	2	51	53	18%
3 bedrooms houses	116	35	151	52%
4 bedrooms houses	50	7	57	19%
5 bedrooms houses	8	0	8	3%
Totals	176	117	293	100%

- 3.2.3 The mix has been designed to respond to the identified housing needs as set out in the LHNA (2023). Table 4 includes a comparison of the proposed development and the LHNA (2023) below.

Table 4 – Proposed Affordable Dwellings and LHNA Comparison

Number of Bedrooms	Affordable (LHNA)	Housing	No. of affordable dwellings proposed	Dwellings proposed as percentage (%)
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1-bed	17%	24	21%
2-bed	38%	51	44%
3-bed	33%	35	30%
4-bed	12%	7	6%
		117	100%

- 3.2.4 The affordable housing will be distributed evenly throughout the Site, meet nationally described space standards and will be tenure blind to ensure it is indistinguishable from private market housing.
- 3.2.5 At the request of the Housing Officer, a block of 1-bed affordable housing has been incorporated on site, this has resulted in a slightly larger 1-bed offering, but the mix continues to broadly comply with the LHNA (2023).

3.3 Site Access

Full Element

- 3.3.1 The Former Studios are currently accessed by an historic vehicular access on Langley Common Road.
- 3.3.2 Vehicular access into the Site will be in the form of extensions of the existing roads of Baston Road and Princess Marina Drive. The extensions will be designed with the same geometric principles of the existing road network, which are designed in accordance with WBC's highway design guide for developers.
- 3.3.3 The existing vehicular access from Langley Common Road into the former Arborfield Studios will be closed to vehicular traffic and provided as an active travel access.
- 3.3.4 Two all-modes accesses are proposed at Baston Road and Princess Marina Drive (south) to enable the delivery of a bus corridor through the Site. The access road will be 6.5m in width to connect to the existing roads.
- 3.3.5 A vehicular access (excluding buses but including walking and cycling) is proposed to Princess Marina Drive (east) to connect to Sherman Drive and Oak Drive east of the Site.

Outline Element

- 3.3.6 There is an historic access onto Langley Common Road from the farmhouse building that is currently closed off. The Applicant proposes to reopen this access to serve the farmhouse building only (up to 2 dwellings), with no vehicular route through to the wider site.
- 3.3.7 A simple access junction from Langley Common Road is proposed to access the outline element, making use of the existing kerb line to the north. The access has been designed in line with guidance from Manual for Streets and WBC's highway design guide.

3.4 Scale and Layout

- 3.4.1 The layout of development is landscape led, informed by the creation of good quality green open spaces. This includes a variety of open spaces, landscape buffers and the use of new or existing trees to create tree lined streets across the development.
- 3.4.2 Development blocks have been designed to define the open spaces. The perimeter blocks provide active frontages facing out onto green spaces. The grain of development takes influence from the surrounding built form, building on and adding to the existing character of Arborfield.

- 3.4.3 The road layout follows a clear hierarchy and all roads are overlooked by development promoting easily navigable routes which feel safe for pedestrians and cyclists.

3.5 Landscaping and Open Space

- 3.5.1 The landscape proposals seek to create a series of varying greenspaces throughout the Site, with a main focus being the Green Corridor which provides a multifunctional, useable space throughout the core of the Proposed Development.
- 3.5.2 The proposals introduce a series of formal and informal play and open spaces throughout the core of the development and has been at the centre of the design development and the accessibility and movement strategy. The green corridor will form part of a wider pedestrian / active travel network associated with the Arborfield Garrison SDL and has been developed to allow for the retention of several mature internal trees. The Proposals seek to create a cohesive network of multi-functional spaces which connect through the Proposed Development, and will form a key, usable, landscape feature for existing and new residents.

3.6 Areas of Play

- 3.6.1 The proposals include two play areas, the first is centred around an amphitheatre-style space located adjacent to the pond at the centre of the Site, reflecting the recent history of filmmaking and performance. The second play area is positioned within the eastern part of the Site, providing an additional recreational space for future residents.
- 3.6.2 South of this section, the proposals seek to introduce a more formal character area, forming a high-quality landscaped frontage to built form, including avenue trees to reflect the on-site formal landscaping to the east on Princess Marina Drive, and a civic space incorporating hard landscaping measures, planters and ornamental trees, hedgerow and shrub planting. A contemporary Local Equipped Area for Play (LEAP) including a series of more traditional is proposed in this area, along with allotments and a community orchard, which will provide an additional level of physical and visual separation between the Proposed Development and the rear of Farley Hill Primary School.

3.7 SANG Strategy

- 3.7.1 The Site lies within the 5km zone of influence for major developments of the Thames Basin Heaths Special Protection Area (SPA).
- 3.7.2 In terms of potential impacts in terms of recreational pressures from the proposed development and given the net increase in the number of dwellings within the 5km radius, a commitment towards Suitable Alternative Natural Greenspace (SANGs) has been agreed and will be secured by a subsequent Section 106 agreement.
- 3.7.3 A commitment has been made to deliver c.60% of the required SANG provision for the Application Site within Linear Park Phase 3 SANG and additional area within this provision.
- 3.7.4 The remaining c.40% of the required SANG provision for the Application Site will be provided off-site. An exact location is to be confirmed. However, this must be a consented SANG providing suitable recreational provision including a defined length of footpath and a range of habitats.
- 3.7.5 A mitigation strategy has therefore been developed, which contribution towards SANGs and can be secured by a Section 106 agreement, as required.

04

Environmental Impact Assessment

4. Environmental Impact Assessment

- 4.1.1 The Proposed Development falls within Schedule 2 Section 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as an “Urban development project” in which “the development includes more than 1 hectare of urban development which is not dwellinghouse development”, “the development includes more than 150 dwellings”, and “the overall area of the development exceeds 5 hectares”.
- 4.1.2 Owing to the nature and scale of the Proposed Development, the Applicants considered that it is likely to give rise to significant environmental effects and did not seek a Screening Opinion from the Council and elected to undertake an Environmental Statement.

Table 5 – Scope of Environmental Statement

Topic	Barkham Square (Ref. 243114)	Arborfield Garrison (Ref. O/2014/2280)	Arborfield Studios (The Site)	Justification
Air Quality	Scoped in	Scoped in	Scoped in	Assessment of effects is likely required due to the scale of development.
Climate Change	Chapter scoped in as a whole with the exception of non-significant elements scoped out.	Scoped out	Scoped in	We propose to follow a similar approach to the Barkham Square application, where non-significant elements are scoped out.
Ecology Inc. Trees	Scoped in	Scoped in	Scoped in	Although a brownfield site with low ecological value, due to the potential wider effects from cumulative schemes in the area, we propose to scope this in.
Ground Conditions and Contamination	Scoped out	Scoped out	Scoped in	Due to the presence of potentially contaminated land, we suggest this is scoped in.
Historic Environment (built heritage and archaeology)	Scoped out	Scoped in	Scoped out	As there are no designated heritage assets on the Site or within close proximity to the Site boundary. There is also likely to be limited archaeological deposits on site due to the existing condition of the Site.

Topic	Barkham Square (Ref. 243114)	Arborfield Garrison (Ref. O/2014/2280)	Arborfield Studios (The Site)	Justification
Human Health	Scoped out	Scoped out	Scoped out	Due to the nature and scale of the development, the scheme is not considered to give rise to significant effects on human health, and therefore does not require a separate ES chapter on human health effects.
LVIA	Scoped in	Scoped in	Scoped out	Due to the enclosed nature of the Site by trees to the east and the context of existing development to the west, significant effects are not considered likely.
Major Accidents and Natural Disasters	Scoped out	Scoped out	Scoped out	The Site is not at significant risk of major accidents or disasters.
Noise & Vibration	Noise scoped in; vibration scoped out	Noise scoped in; vibration scoped out	Noise scoped in; Vibration scoped out	Vibration is suggested to be scoped out; however, it is proposed to scope noise in as the effects from existing residents and road traffic.
Socio-economics	Scoped out	Scoped in	Scoped out	As with Barkham Square, the effects can be mitigated through an S106. Due to the proposals consisting of c.360 units, the quantum of development is not considered significant in EIA terms.
Transport	Scoped in	Scoped in	Scoped in	Assessment of effects is likely required due to the scale of development.
Water, Drainage and Flood Risk	Scoped in	Scoped in	Scoped in	Assessment of effects is likely required due to the scale of

4.2 Summary of Environmental Statement

- 4.2.1 In light of the above process, the Environmental Statement submitted with this application comprises the following chapters:

- Chapter 1 - Introduction
- Chapter 2 - Site and Local Context
- Chapter 3 - Proposed Development
- Chapter 4 – Consultation, Alternatives and Design Evolution
- Chapter 5 - Approach to Assessment
- Chapter 6 - Air Quality and Odour
- Chapter 7 - Climate Change and Greenhouse Gases
- Chapter 8 – Ecology
- Chapter 9- Ground Conditions and Contamination
- Chapter 10 - Noise and Vibration
- Chapter 11 - Transport and Access
- Chapter 12- Hydrology (Flood Risk and Drainage)
- Chapter 13 - Summary of Mitigation, Residual and Interactive Effects

4.2.2 Whilst this Planning Statement provides overall commentary on the application as a whole, particularly in relation to planning policy considerations, for full consideration of the environmental impacts of this proposal, reference should be made to the ES, along with the Non-Technical Summary (NTS) and supporting appendices and figures.

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Planning Policy Context

5. Planning Policy Context

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 5.1.2 The adopted statutory Development Plan for Wokingham Borough Council relevant to this planning application comprises:
- Core Strategy, adopted January 2010;
 - Managing Development Delivery, adopted February 2014; and
 - The Central and Eastern Berkshire Joint Minerals & Waste Plan 2019, adopted January 2023.
- 5.1.3 Relevant material considerations include the NPPF (2026), Planning Practice Guidance, the Council's emerging new Local Plan, local monitoring/ evidence base documents and the following Supplementary Planning Documents (SPDs):
- Arborfield Garrison Strategic Development Location (SPD) (October 2011);
 - Wokingham Borough Council Borough Design Guide SPD (June 2012);
 - Wokingham Borough Managing Development Delivery (MDD) (February 2014);
 - Play Space Design Guide: Technical Note (March 2018);
 - Affordable Housing SPD (July 2013);
 - Sustainable Design and Construction SPD and Companion Document (May 2010);
 - Wokingham Borough Council, Open Space and Recreation Strategy (November 2013);
 - Infrastructure Delivery and Contributions SPD (October 2011);
 - Climate Change Interim Policy Position Statement (December 2022);
 - Sustainable Design and Construction SPD and Companion Document (May 2010);
 - Play Space Design Guide Technical Note (December 2019);
 - Climate Change Interim Policy Position Statement (December 2022);
 - Parking standards calculation document (no date);
 - Highways development design guidance (2019);
 - Open Space, Sport and Recreation Facilities Strategy (November 2013); and
 - Community Infrastructure Levy (CIL) Charging Schedule (February 2015).
- 5.1.4 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

5.2 Wokingham Borough Core Strategy

- 5.2.1 The Wokingham Borough Core Strategy (adopted January 2010) set out a vision for how the Borough would develop in the period up to 2026. The approach of the Core Strategy included delivering housing in locations that meet the needs of the community and supporting new mixed-use development locations based primarily on larger scale (Strategic Development Locations (SDLs), consisting of accessible, high-quality, well-designed development.
- 5.2.2 The following policies from the 2010 Core Strategy are considered to be of most relevance to the Proposed Development.
- 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;
- CP10: Improvements to The Strategic Transport Network;
- CP11: Proposals Outside Development Limits (Including Countryside);
- CP17: Housing delivery; and
- CP18: Arborfield Garrison Strategic Development Location.

5.2.3 Although the above policies remain formally extant, Inspectors had previously found the Development Plan to be out-of-date under the NPPF (2025) and has been confirmed in a series of appeal decisions¹.

5.3 Wokingham Borough Managing Development Delivery Document (MDD)

5.3.1 The Wokingham Borough MDD (adopted February 2014) took forward and developed the objectives laid down in the Core Strategy. This includes providing additional detailed policies to use when considering development proposals. The following policies from this document are considered to be of most relevance to the Proposed Development.

- 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;
- CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure;
- CC09: Development and Flood Risk (from all sources);
- CC10: Sustainable Drainage;
- TB05: Housing Mix;
- TB07: Internal Space Standards;
- TB08: Open Space, sport and recreational facilities standards for residential development;
- TB09: Residential accommodation for vulnerable groups;
- TB10: Traveller Sites;
- TB12: Employment Skills Plan;
- TB20: Service Arrangements and Deliveries for Employment and Retail Use;
- TB21: Landscape Character;
- TB23: Biodiversity and Development;
- TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas);
- TB25: Archaeology; and
- TB26: Buildings of Traditional Local Character and Areas of Special Character.

5.3.2 As with the Core Strategy, whilst technically extant, the above policies have been confirmed to be 'out-of-date' on Appeal, pursuant to the NPPF (2025) Paragraph 11(d) by multiple Inspectors.

¹ https://www.wokingham.gov.uk/sites/wokingham/files/2025-01/Five%20Year%20Housing%20Land%20Supply%20Statement%202024_0.pdf Including appeal decision APP/X0360/W/24/3354667 (Berkeley Strategic, Blagrove Lane, May 2025)

5.4 South East Plan

- 5.4.1 In May 2010, the Government announced its intention to abolish Regional Spatial Strategies, including the South East Plan. In February 2013, the South East Plan was formally abolished except for Policy NRM6, which relates to new residential development close to the Thames Basin Heath Special Protection Area. This policy remains in place as part of the Development Plan and has therefore been proactively addressed in this application.

5.5 Minerals and Waste Plan

- 5.5.1 A Joint Minerals and Waste Plan (JMWP) for Wokingham Borough Council, Bracknell Forest Council, Reading Borough Council and the Royal Borough of Windsor and Maidenhead has been produced. The Plan was adopted by Wokingham Borough Council on 19 January 2023.

5.6 Arborfield and Barkham Neighbourhood Plan

- 5.6.1 The Arborfield and Barkham Neighbourhood Plan 2019-2036 was made in April 2020 and covers the entirety of the Site. The following policies from this document are considered to be of most relevance to the Proposed Development.

- Policy IRS1: Preservation of the Separation of Settlements;
- Policy IRS2: Recognise, Respect and Preserve the Identity and Rural Setting of Settlements;
- Policy IRS3: Protecting and Enhancement of the Natural Environment and Green Spaces;
- Policy IRS4: Protecting and Enhancement of the Historic Character of the Area;
- Policy AD2: Prioritise Housing for Local Needs;
- Policy AD3: High Quality Development With Generous Open Space, Properly Landscaped;
- Policy AD4: Address Local Flood Risk Management;
- Policy GA1: Minimise Additional Traffic on Unsuitable Roads;
- Policy GA2: Implement Local Network of Green Routes for Non-Motorised Users;
- Policy GA3: Public Transport Improvements With Long Term Viability.

5.7 Other Material Considerations

- 5.7.1 There are a number of documents that are material considerations in the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 that may be referred to by the decision-taker for this planning application.
- 5.7.2 Material considerations include emerging Development Plan policy (notably the Local Plan Update), national policy, which is primarily expressed through the National Planning Policy Framework and the National Planning Practice Guidance, as well as additional guidance produced by the Council and other relevant authorities in the form of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG).

5.8 Emerging Local Plan Update ('LPU')

- 5.8.1 For around 9 years, Wokingham Borough Council been working to replace the extant Development Plan with what it refers to as the Wokingham Borough Local Plan Update ('LPU'). This process has undergone the following key steps:
- November 2021 - January 2022: Revised Growth Strategy consultation (Reg 18).
 - September - November 2024: Proposed Submission Plan consultation (Reg 19).
 - February 2025: Submission to the Secretary of State for examination by an independent Planning Inspector.
 - November 2025: Part 1 examination hearing sessions took place.
 - March 2026: Part 2 examination hearing sessions commenced and concluded in June 2026.

- 4 August 2026: Inspectors' Post Hearings Letter was published, stating that the LPU is likely to be capable of being found sound and legally compliant, subject to main modifications

5.8.2 Policy DM4 of the NPPF (2026) states that Local Planning Authorities may give weight to relevant policies in emerging plans according to three factors:

'a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.8.3 With regards to (a), the LPU has undergone stage 1 and 2 hearings, which represents an advanced stage of preparation. Regarding (b), whilst there are objections to the LPU, the Inspectors Post Hearing Letter (dated 5th August 2026) confirmed that they *'consider that the Plan is likely to be capable of being found sound and legally compliant subject to main modifications'*. Regarding (c), the policies in the LPU are broadly consistent with the NPPF in all material respects.

5.8.4 Given the above, we believe that **substantial weight** can be given to the LPU as a material consideration and that this is expected to increase further through the course of the determination of this planning application and as the Examination progresses, with the LPU ultimately becoming part of the statutory Development Plan.

5.8.5 On this basis, and whilst noting that the Core Strategy and MDD remain the relevant documents for which proposals should be assessed against, the following policies from the LPU are considered to be relevant to the determination of this application.

Table 6 – Local Plan Update Policies

Policy	Summary of Policy
SS1: Sustainable Development Principles	Sets out sustainable development principles requiring proposals to meet identified needs while being well located, land-efficient and accessible by active travel and public transport. Development should enhance local character, landscape, heritage, biodiversity and environmental quality, promote healthy and inclusive communities, and maintain the distinct identity of settlements. Proposals are expected to address climate change through energy-efficient design, resilience and flood risk avoidance, protect high-quality agricultural land, avoid pollution impacts, and provide or contribute to necessary social, transport, green and blue infrastructure.
SS2: Spatial Strategy and Settlement Hierarchy	Sets out the spatial strategy for growth, directing development to create sustainable, inclusive communities with good access to jobs, services and facilities while minimising travel, addressing climate change and maintaining the distinct identity of settlements. Growth is focused on the efficient use of previously developed land, sustainable extensions to settlements, and planned strategic sites by a settlement hierarchy of major, modest and minor settlements.
Policy SS3: Development Within or Adjacent to Major and	Supports development in principle within major and modest settlements, beyond identified allocations, while strictly limiting residential development on unallocated land adjoining these settlements. The policy supports the redevelopment of previously developed land and exceptional housing where

Policy	Summary of Policy
Modest Settlements	proposals respect countryside character and comply with local design policies.
SS10: Meeting our Housing Needs	Advises a provision will be made for a minimum of 12,763 net additional dwellings for the period 1 April 2023 to 31 March 2040, an average of 751 dwellings per annum
SS11: Arborfield Green Strategic Development Location	Allocates Arborfield Green as a Strategic Development Location for a comprehensively planned, mixed-use and sustainable community, delivering around 3,000 homes alongside employment space, schools, a district and local centres, affordable housing, specialist accommodation and green infrastructure. Development must be phased and guided by a comprehensive masterplan, ensuring high-quality place making, climate resilience, protection of settlement separation, heritage and flood risk avoidance. The policy requires significant supporting infrastructure, including sustainable transport improvements, schools, drainage and flood mitigation, biodiversity net gain, a Suitable Alternative Natural Greenspace to mitigate impacts on the Thames Basin Heaths SPA, and integrated green and blue infrastructure to support a healthy and well-connected community.
SS15: Securing infrastructure	Sets out that proposals will only be supported where the impacts are mitigated through the timely provision of necessary local or strategic infrastructure.
SS17: Transport Improvements	Sets out the council's commitment to working with partners to deliver transport improvements that prioritise active and sustainable travel, enhance public transport, and manage the road network effectively. The policy supports expanded walking and cycling networks, greenways, transport hubs and better interchange facilities, alongside improved bus services. It also seeks targeted highway and traffic management measures to reduce congestion, environmental impacts and flood-related disruption.
CE1: Design Principles for Efficient Buildings	Sets out that development proposals should follow a clear energy-efficient design hierarchy, prioritising building orientation, form and fabric to minimise energy demand and both operational and embodied carbon. Development must avoid fossil fuel heating, maximise passive design, and provide sufficient on-site renewable energy to meet total annual energy needs. Compliance must be demonstrated through an Energy and Sustainability Statement.
CE3: Environmental Standards for Residential Development	Requires new residential developments to meet high environmental standards, delivering energy-positive homes through a fabric-first approach, low space-heating and total energy demand, fossil-free operation, and on-site renewable energy generation. Proposals must be supported by an Energy and Sustainability Statement with robust pre- and post-construction performance verification and ongoing monitoring, with limited, clearly justified exceptions allowed through offsetting, decentralised energy or accredited certification schemes.
CE4: Supporting a Circular Economy	Policy supports development that reduces lifecycle environmental impacts by embracing circular economy principles, such as resource efficiency, reuse and recyclability. It also requires that major developments submit a circular economy strategy.

Policy	Summary of Policy
CE5: Embodied Carbon	Seeks to minimise embodied carbon by encouraging developments to reduce lifecycle emissions through material choice, design and construction, with Sustainability Statements explaining how this has been achieved. Larger developments must submit a whole-life carbon assessment using a recognised methodology and demonstrate actions taken to reduce emissions.
Policy CE6: Reducing Energy Consumption In Existing Buildings	Development proposals which would result in improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported in principle, with weight attributed to measures in proportion to the scale of improvement in fabric performance. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro renewables in historic buildings, including listed buildings and buildings within conservation areas, will be supported, providing no unacceptable impact to the significance of the heritage asset. Development proposals which involve the change of use or redevelopment of an existing building, or an extension to an existing building, should take all opportunities to improve the energy efficiency (including the original building, if it is being extended).
C1: Active and Sustainable Transport and Accessibility	Requires developments to promote active and sustainable transport, prioritising walking, cycling, wheeling, public transport, and inclusive infrastructure. Proposals must enhance connectivity within the development and surrounding areas, reduce reliance on single-occupancy cars, support electric and zero-emission vehicles, and integrate sustainable transport modes. Developments should improve accessibility to essential services, facilitate safe and attractive active travel routes, reduce congestion and emissions, and contribute to an integrated, low-carbon transport system in line with local transport strategies.
C2: Mitigation of Transport Impacts and Highways Safety and Design	Requires developments to assess and mitigate transport impacts, ensuring new proposals do not worsen traffic conditions and contribute to necessary transport infrastructure, secured via conditions, planning obligations, or CIL. Developments must submit Transport Assessments or Statements and implement measures to encourage sustainable travel, including travel plans and monitoring. Highways safety and design must provide safe access for all users, prioritise pedestrians, cyclists, and sustainable transport, support a high-quality public realm, optimise traffic flow, and ensure safe delivery, servicing, and waste collection, with new roads accommodating larger vehicles and bus infrastructure where relevant.
C3: Active Travel	Requires development to prioritise active travel by promoting walking, wheeling, and cycling. Proposals must create safe, permeable, and accessible routes, enhance the public realm, avoid severance, and provide step-free, well-lit connections to existing pedestrian and cycle networks.
C4: Green and Blue Infrastructure and Public Rights of Way	Requires development to protect, enhance, and integrate green and blue infrastructure for biodiversity, recreation, health, landscape, and climate resilience. Proposals should maintain or improve habitat networks, provide accessible multifunctional green and blue spaces, strengthen ecological connectivity, and link settlements to the countryside via Greenways, routes,

Policy	Summary of Policy
	and public spaces. Developments must also integrate with the Public Rights of Way network, support safe and inclusive new paths, and contribute to multi-use riverside routes and green routes as mapped, with clear long-term management and maintenance arrangements.
C5: Parking and Electric Vehicle Charging	Requires development to provide vehicle and cycle parking appropriate to the scale, use, and location of the proposal, including for visitors and people with disabilities, while considering accessibility, car ownership, public transport, and local parking conditions. All developments must include electric vehicle charging points that are safe, convenient, and easily maintained, with retrofitting encouraged where feasible. Larger residential and non-residential developments must submit an Electric Vehicle Charging Strategy to demonstrate compliance with these requirements.
C6: Technology and Innovation in Transport	Supports transport technology and innovation that improves mobility, reduces congestion, and lowers emissions, provided it does not compromise highway safety, amenity, or the environment.
C7: Digital Infrastructure and Communications Technology	Advises that new residential developments must demonstrate provision for high-speed broadband and mobile connectivity. Developments must provide full-fibre access at first occupation where possible, engage with providers to ensure connectivity, and include ducting for future upgrades, while also considering mobile coverage requirements.
C8: Utilities	Requires developments to ensure adequate capacity and connections for electricity, water, and wastewater infrastructure, coordinating off-site upgrades with the timing of occupation. Proposals must consider existing infrastructure to minimise future disruption, using service corridors, limiting underground crossings, and incorporating serviceable ducting. New or upgraded utility infrastructure will be supported if adverse impacts on amenity, character, or the highway network are minimised.
ER4: Employment and Skills Plans	Requires major developments to submit an Employment and Skills Plan demonstrating how the proposal will provide local training, apprenticeships, or vocational opportunities. Where such a plan is not feasible or appropriate, a financial contribution must be made to support equivalent employment, skills, and training initiatives elsewhere.
ER5: The Hierarchy of Centres	Supports and strengthens all centres to maintain their role as community hubs. New district and local centres, such as Arborfield Green (SDL), are planned in line with strategic development locations.
H1: Housing Mix, Density and Standards	Requires residential development to support sustainable, inclusive, and mixed communities by providing an identified housing need and demands as set out in the council's most up-to-date evidence of housing need. All residential development proposals will be accessible and adaptable in line with M4(2) of the Building Regulations, unless they are built in line with M4(3). Development proposals for 20 or more new build dwellings will be required to deliver at least 5% of the new housing as wheelchair accessible and adaptable in line with M4(3) of the Building Regulations.

Policy	Summary of Policy
	Developments should optimise density, use land efficiently, and achieve high-quality design that suits the site and surrounding character, with higher densities expected in accessible urban and town centre locations. Developments must also comply with nationally described minimum internal space standards.
H3: Affordable Housing	Sets out that the Arborfield Green (SDL) will require 40% affordable housing provision. Affordable homes must reflect local housing needs, with tenure, size, and type negotiated on a site-by-site basis. All developments should include an affordable home ownership element, with First Homes making up 25% of the affordable housing, where a 50% discount achieves affordability, or an alternative affordable ownership product if this is not achievable. The affordable housing tenure split will typically be 70% provided as social rent, 25% as First Homes, and 5% as shared ownership.
H6: Self-build and Custom Housebuilding	Development proposals for self-build and custom housebuilding will be supported where they meet local plan policies and identified needs on the self-build register. Plots must be serviced, follow an agreed design code, be completed within three years of purchase, and be appropriately marketed for at least 12 months, with the first two months prioritising individuals on the council's self-build register. Unsold plots must remain available for self/custom build before being released as market housing. Proposals should demonstrate innovative, high-quality design in keeping with the local character, and delivery of self-build plots is additional to, not a replacement for, affordable housing requirements under Policy H3.
H7: Specialist Accommodation	The policy outlines that the council will support the delivery of specialist accommodation to help households requiring additional support, prioritising independent living where possible. Strategic developments are expected to provide onsite specialist housing, while additional proposals will be considered if they meet evidenced local need, are well-located near services, have safe highway access, and include appropriate amenity space.
H8: Conversion and Sub-division of Buildings	Development proposals for the conversion or subdivision of buildings into self-contained flats or houses of multiple occupation, or their subsequent extension, will be supported within defined settlements provided that they meet specific criteria.
H9: Gypsies and Travellers and Travelling Show People Provision	The council will provide a minimum of 86 net additional pitches for Gypsies, Travellers, and Travelling Show people between 2023 and 2040. For large residential developments of 500 or more dwellings, one pitch will be provided per 200 dwellings. Arborfield Green SDL is expected to deliver 5 pitches, facilitating a mixed and inclusive community in line with policy SS11.
FD1: Development and Flood Risk (From All Sources)	Outlines that development proposals must consider all sources of flood risk, including historic flooding, climate change, and cumulative impacts, at all stages of planning. Site-specific Flood Risk Assessments are required for all developments in areas of historic or known flood risk, Flood Zones 2 and 3, or specific high-risk areas in Flood Zone 1.

Policy	Summary of Policy
FD2: Sustainable Drainage	Requires that development proposals must manage surface water sustainably, accounting for climate change, demonstrated through a site-specific Flood Risk Assessment or Surface Water Drainage Strategy. Underground tanks and conveyance should only be used when no viable alternatives exist. Alongside this, major developments must integrate SuDS into their design and layout unless demonstrated as unfeasible.
FD3: River Corridors and Watercourses	Seeks to ensure that development proposals conserve and enhance the environmental, ecological, historic, and landscape value of rivers and watercourses. Development near watercourses must demonstrate high-quality, context-led design, protect key views, maintain and enhance public access, conserve bankside vegetation and wildlife networks, and provide appropriate undeveloped buffer zones.
NE1: Biodiversity and Geodiversity	Requires development proposals to protect and enhance biodiversity and geodiversity in proportion to their importance, supported by appropriate ecological assessment and long-term management. Development should avoid habitat fragmentation, strengthen ecological connectivity, incorporate biodiversity gains through design and landscaping, provide suitable buffers, control invasive species, and align with relevant biodiversity strategies. Proposals affecting designated sites or protected habitats are subject to increasingly stringent tests, with development only supported where impacts are avoided or, in exceptional circumstances, clearly justified, fully mitigated, and appropriately compensated, following a clear sequential approach from avoidance to mitigation and last-resort compensation.
NE2: Biodiversity Net Gain	Requires all development proposals to deliver a minimum of 10% biodiversity net gain, calculated using the most up-to-date national biodiversity metric, unless an alternative requirement is set out in a site allocation policy. Proposals must demonstrate how the net gain will be achieved and secured through long-term management, with delivery prioritised on site wherever possible and biodiversity offsetting used only where appropriate.
NE3: Thames Basin Heaths Special Protection Area	Advises that Sites within the Thames Basin Heaths Special Protection Area (SPA) must demonstrate, through a Habitats Regulations Assessment and in agreement with the Council and Natural England, that impacts on the SPA can be avoided or mitigated, with larger residential schemes potentially requiring air quality assessment. A developer contribution will be made towards the SAMM Project for each net additional dwelling.
NE4: Trees, Woodland, Hedges and Hedgerows	Requires development proposals to protect, retain and integrate existing trees, woodland, hedges and hedgerows into the design and landscape setting, reflecting existing field patterns, landscape features and topography. Schemes should be carefully designed to provide adequate space, buffers, rooting conditions and long-term growing environments for trees, minimise shading impacts, and deliver enhanced tree and hedgerow planting to strengthen landscape character, biodiversity and connectivity.
NE5: Landscape and Design	Requires development proposals to adopt a landscape-led approach that protects and enhances local character and distinctiveness, informed by the most up-to-date Landscape Character Assessment and related guidance. Proposals must demonstrate how they respond to the identified valued

Policy	Summary of Policy
	characteristics of the landscape and be supported by a proportionate Landscape and Visual Impact Assessment. Landscape schemes should form part of an overall masterplan, incorporating structural planting, green and blue infrastructure, high-quality public realm, sensitive rural–urban transitions, and long-term management arrangements.
NE6: Valued Landscapes	Development proposals will be supported where they adopt a landscape-led approach which protects and enhances the character and distinctiveness of landscapes using the most up-to-date landscape studies (including the Landscape Character Assessment and Design Guide and any successor document). Development proposals should be accompanied by a landscape and visual impact assessment.
DH1: Place Making and Quality Design	Requires all new development to achieve high-quality, enduring design that creates a strong sense of place. Proposals must respond positively to local character, optimise land use, provide well-designed, accessible and sustainable layouts, support active travel, and integrate high-quality landscaping, green infrastructure, and SuDS. D
DH2: Safeguarding Amenity	Requires development to protect the amenity of both existing and future occupiers by avoiding unacceptable impacts on privacy, daylight, outlook, noise, pollution, and overall sense of safety. Proposals must be sensitively designed to prevent or mitigate issues such as overlooking, overshadowing, overbearing effects, noise, vibration, odour, dust, light pollution, and crime.
DH5: The Historic Environment	Requires designated heritage assets to be conserved in a manner that sustains their significance for future generations. It emphasises that development proposals should, wherever possible, enhance the historic interest of these assets and positively contribute to their wider setting.
DH6: Archaeology	Development proposals should be accompanied by a detailed archaeological assessment where the development has the potential to affect a scheduled monument or a non-designated heritage asset of archaeological interest; the site is within or in proximity to an Area of High Archaeological Potential, or the site is within a location where archaeological remains are known or suspected to exist.
HC1: Promoting Healthy Communities	Requires developments to help create vibrant, healthy and safe communities by delivering high-quality, accessible environments that support social, cultural and health needs. Proposals must consider their impact on the health and well-being of both new and existing residents, incorporating measures that promote active, safe and inclusive places and reduce inequalities.
HC4: Open Space, Sports, Recreation and Play Facilities	Seeks to protect, maintain, and, where possible, enhance existing open space, sports, recreation and play facilities. Residential schemes that increase dwelling numbers must provide or contribute to open space and recreation facilities, preferably on-site, with financial contributions required where this is not achievable. Long-term management arrangements must be secured, with new public open spaces transferred to the council or parish/town council and supported by up to 30 years of maintenance funding through Section 106.

Policy		Summary of Policy
HC5:	Environmental Protection	States that development will only be supported where it can be demonstrated that it will not result in unacceptable environmental impacts during construction or once completed. Proposals must avoid harm to human health, amenity, land and soil quality, air and water quality, and other sensitive receptors, including the natural environment.
HC6:	Air Pollution and Air Quality	Requires development proposals to maintain, and where possible improve, air quality. Applicants must consider existing air quality conditions and assess potential impacts from particulates, dust, odour and traffic during both construction and operation. Air Quality Assessments may be required, particularly where proposals are within or could affect an AQMA, influence Air Quality Action Plans, are near pollution sources, are located in areas with high vehicle emissions, or would accommodate sensitive users such as schools or healthcare facilities.
HC7:	Light Pollution	Requires outdoor lighting in development proposals to be sensitively designed and appropriately located to prevent obtrusive light, including glare and light spill, and to protect the amenity of nearby existing and future residents. Proposals must include a Lighting Appraisal in line with ILP and national guidance, ensuring luminance is kept to the minimum necessary.
HC8:	Noise Pollution	Requires development proposals to assess and address noise impacts to protect sensitive receptors, including existing and future homes. If no adverse effect is identified, noise is not a material consideration.
HC9:	Contaminated Land and Water	Requires development on or near potentially contaminated land, or proposals involving sensitive uses, to demonstrate that people, property, ecological sites, water bodies and other receptors will not be exposed to unacceptable contamination risks. A preliminary assessment must identify any historic contamination, its extent and nature, potential risks, and required mitigation or remediation. Proposals must also show how contamination from previous or proposed land uses will be adequately mitigated to ensure the site is safe and suitable for development.
HC10:	Odour, Fumes, and Dust	Requires development proposals to assess and address the impacts of odour, fumes and dust on sensitive receptors, including existing and future residential uses, during both construction and operation. Site layout and design should take account of factors such as prevailing wind and proximity to sensitive neighbours. New residential schemes must also consider emissions from existing surrounding uses and provide appropriate measures to safeguard future occupiers' amenity.

- 5.8.6 Of particular relevance is Policy SS11, which identifies the application Site as being within the Arborfield Green SDL. The policy wording and commentary as to how the development seeks to comply with the policy requirements are set out in Chapter 6 below.
- 5.8.7 The Planning Inspectors' Post Hearings Note, found that the requirement for each SDL to provide custom build housing onsite is unsound, as it is not justified by the latest evidence of need and should be deleted from the policies.
- 5.8.8 The Planning Inspectors also found that modifications are therefore necessary to paragraphs 5.102, 5.108, and 5.114 to clarify that whilst the concept plans broadly indicate how the principles set out in the policy should be applied, they are indicative only.

5.9 National Planning Policy Framework (2026)

- 5.9.1 At the national level, the Government published its NPPF on 27 March 2012 and the revised version on 17th August 2026. The NPPF sets out the Government's planning policies and how these should be applied, and is a material consideration in planning decisions.
- 5.9.2 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs.

Achieving Sustainable Development

- 5.9.3 Chapter 4 sets out how to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

- 5.9.4 Policy S3 'presumption in favour of sustainable development' advises:

Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a) *Policy S4 in this Framework should be applied when considering development proposals within settlements;*
- b) *Outside settlements, policy S5 should be applied; and*
- c) *In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.*

Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

- 5.9.5 The Site is brownfield land located within the Arborfield Garrison SDL and Modest Development Location. For the purposes of the NPPF (2026), the Site is therefore within a settlement and Policy S4 applies. Policy S4 advises that:

Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (our emphasis)

In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a) *Have a substantial adverse impact in relation to:*
 - i. *The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or*
 - ii. *The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).*

- b) *Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or*
- c) *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.*

Meeting the challenge of climate change

- 5.9.6 Chapter 5 advises the objective of the policies in this chapter is to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.
- 5.9.7 CC3 advises development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and should minimise vulnerability.

Delivering a sufficient supply of homes

- 5.9.8 Chapter 6 establishes the overarching aim of the supply of housing, stating that:
“The objective of the policies in this chapter is to support the delivery of a substantial increase in the supply of homes and traveller sites, by ensuring that a sufficient amount and variety of land can come forward where needed. This includes planning for an appropriate mix of accommodation for the local community and ensuring that land with permission is developed without unnecessary delay”.
- 5.9.9 Policies HO1, HO2 HO3, HO5, HO7 and HO8 expand on this objective by requiring local planning authorities to identify and plan for the full range of housing needs within their areas. Authorities must use the standard method to establish a minimum housing requirement, seek to address any unmet need where feasible, and plan positively for specific groups, including families, older people, and those with particular housing requirements. The Framework also places emphasis on securing a diverse mix of tenures and house types to support inclusive and balanced communities.

Making effective use of land

- 5.9.10 Chapter 12 advises that the objective of the policies in this chapter is to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.9.11 Policy L2 advises that substantial weight should be given to remediating despoiled, degraded, derelict, contaminated or unstable land and making better use of vacant and underutilised land and building.
- 5.9.12 L3 further expands that Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places

- 5.9.13 Chapter 14 advises that the objective of the policies in this chapter is to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

- 5.9.14 DP3 explains that new development should be well-designed, sustainable, distinctive, and integrated with its surroundings, while supporting healthy communities, environmental improvements, and high-quality placemaking.

Promoting sustainable transport

- 5.9.15 Chapter 15 seeks to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.
- 5.9.16 Policy T6 advises that development proposals that are likely to generate significant amounts of movement should be supported by . A transport statement or transport assessment (depending on the extent and significance of the transport issues involved) and a travel plan, which indicates how sustainable transport objectives will be delivered, monitored and managed over time. Transport assessments and statements, and travel plans, should reflect the transport vision for the development and the transport strategy for the area in which it is located.

Promoting healthy communities

- 5.9.17 Chapter 16 seeks to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.

Pollution, public protection and security

- 5.9.18 Chapter 17 explains that this section seeks to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.
- 5.9.19 Policy P2 'Ground Conditions' advises:

Sites proposed for development should be suitable for their proposed use taking into account:

- a. Ground conditions, including any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and*
- b. The extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation.*

Where land is remediated it should, as a minimum, not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

Adequate site assessment information, prepared by a competent person, should be available to inform these considerations.

Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

- 5.9.20 Moreover, P3 explains development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

Managing flood risk and coastal change

5.9.21 Chapter 18 explains the objective of the policies in this chapter is to minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.

5.9.22 *Policy F4 explains:*

“To inform the assessment of flood risk and, where relevant, appropriate mitigation, a site specific flood risk assessment should accompany all development proposals in Flood Zones 2, 3a, and 3b as defined in Annex F, table

In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving:

a. Sites of one hectare or more;

b. Land which has been identified by the Environment Agency as having critical drainage problems; and

c. Land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future.

Site-specific flood risk assessments should be appropriate to the scale, nature, and location of development and should, where relevant, support an assessment of whether a development proposal satisfies the sequential and exception tests set out in policies F5 and F6”.

5.9.23 Moreover, policy F5 explains development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

Conserving and enhancing the natural environment

5.9.24 Chapter 19 ‘Conserving and enhancing the natural environment’ seeks to influence the design and location of new development to help drive nature’s recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

5.9.25 Policy N2 advises development should protect and enhance the natural environment by conserving habitats, biodiversity and landscape features, using green infrastructure, supporting wildlife, and strengthening ecological networks. It should minimise environmental harm and make provision for long-term management of nature features.

Conserving and enhancing the historic environment

5.9.26 Chapter 20 explains that objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

5.9.27 Policy HE7 advises that:

Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

5.10 National Design Guide and National Model Design Code

- 5.10.1 The National Design Guide (NDG), was published on October 2019. The NDG seeks to address the question of how we recognise well-designed places by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.
- 5.10.2 The focus of the NDG is on good design in the planning system, so it is primarily for local authority planning officers, councillors, planning applicants and their design teams, as well as people in local communities and their representatives.
- 5.10.3 The National Model Design Code (NMDC) provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- 5.10.4 The Design and Access Statement, which forms part of the planning application documentation, confirms that the ten characteristics from the NDG have been used to check that all aspects of the proposals have been considered, and that the proposals represent the best design possible in this location.

5.11 Planning Practice Guidance

- 5.11.1 The Government published the Planning Practice Guidance (PPG) in March 2014 and has since updated relevant parts as appropriate. This guidance provides a variety of practice guidance in respect of planning considerations.
- 5.11.2 A number of elements of the PPG are relevant to the determination of this application, including in relation to biodiversity net gain; design; determining planning applications; effective use of land; first Homes, flood risk; healthy and safe communities; historic environment; natural environment; open space, sports and recreation facilities, public rights of way and local green space; renewable and low carbon energy; transport; travel plans and travel assessments and statements; and water supply, waste water and water quality.

5.12 Supplementary Planning Documents

- 5.12.1 The Supplementary Planning Documents (SPDs) adopted by Wokingham Borough Council provide detailed guidance to support and clarify the implementation of the adopted Local Plan. While SPDs do not introduce new planning policy, they expand upon existing policies by setting out how they are to be applied in practice. SPDs are a material consideration in the determination of planning applications and, although they carry less weight than the adopted Local Plan, they are relevant in assessing whether the proposed development supports the Council's objectives and requirements.

5.12.2 Arborfield Garrison Strategic Development Location SPD (2011)

- 5.12.3 Adopted in October 2011, the Arborfield Garrison Strategic Development Location SPD sets out the vision for the use and redevelopment of the former MoD site. It sets out the strategic objective to redevelop the land into a new and sustainable community. The purpose of the document is to set out the assumption that applications accompanied by a single coordinating Masterplan and SDL-wide Infrastructure Delivery Plan will be submitted, followed by Reserved Matters applications as appropriate. For the avoidance of doubt, any standards or requirements set out in this document will also apply to the submission of Full applications.

5.12.4 Affordable Housing SPD (2013)

- 5.12.5 The Affordable Housing SPD was adopted in July 2013 and supports the Core Strategy Policies CP5, CP15 and CP16. It provides further guidance on the Council's approach to securing affordable housing through the planning process.

5.13 Infrastructure Delivery and Contributions SPD

- 5.13.1 The Infrastructure Delivery and Contributions SPD was adopted in October 2011 following the adoption of the Core Strategy, with the aim of delivering viable infrastructure solutions to support the new developments. The SPD sets out the infrastructure requirements and obligations for the four SDLs allocated in the Core Strategy. It is anticipated that a similar SPD will be adopted for the allocations in the emerging Local Plan.

5.13.2 Sustainable Design and Construction SPD

- 5.13.3 The Sustainable Design and Construction SPD was adopted in May 2010 and promotes the use of sustainable techniques (including renewable energy technologies) and materials in the construction of buildings and structures. The SPD provides guidance to help improve the sustainability performance of buildings and spaces through their design and subsequent use. In particular, it forms part of the suite of documents guiding the four SDLs in the Core Strategy.

5.13.4 Wokingham Borough Council Borough Design Guide (2012)

- 5.13.5 The Borough Design Guide SPD was adopted in June 2012 to encourage developers to bring forward well-designed developments which complement and build upon the character of that immediate area. The key objectives of the design guide are:

- *"To promote good design through the development process;*
- *To create attractive, harmonious and well-used places;*
- *To ensure that all developments improve the character and quality of the area;*
- *To encourage vibrant communities where people feel safe;*
- *To create places that provide ease of movement and are accessible to all;*
- *To respect and be sympathetic to the character of the area in which the development is situated;*
- *To minimise overlooking, loss of privacy, loss of amenity or over-dominance;*
- *To take full account of the mass and height of development in relation to adjacent development and surrounding spaces; and*
- *To ensure that new development meets the needs of its users."*

5.13.1 Play Space Design Guide Technical Note (2019)

- 5.13.2 The Play Space Design Guide (December 2019) sets out the Council's ethos, principles and benchmarks for play facilities. The document is supplementary to the requirements of the WBC Open Space, Sport and Recreation Strategy and the Borough Design Guide. It aims to ensure adequate play facilities for all age groups are delivered via the planning process.

5.14 Other Supplementary Guidance Documents

5.14.1 Climate Change Interim Policy Position Statement

- 5.14.2 The Interim Planning Policy Position Statement was published as an explanatory document in December 2022 and sets out WBC's position on the issue of climate change when assessing planning applications. The statement makes clear that WBC will expect, as a minimum, that development proposals contribute to climate change mitigation and adaptation by applying adopted policies to their best effect. It is also an expectation that development proposals play their part and go beyond current requirements to be more aligned with emerging local and national policy. Where

development proposals demonstrably go above and beyond adopted policy requirements, this will be weighed positively in the balance when assessing a development proposal.

5.14.3 Parking standards calculation document

- 5.14.4 The Parking calculation spreadsheet is a tool based on the parking demand technical report to identify an appropriate parking allocation for developments based on accessibility and the character of the area, whether spaces are allocated to a specific dwelling or unallocated and the number of bedrooms and habitable rooms of each dwelling.

5.14.5 Highways development design guidance

- 5.14.6 Living Streets: A Highways Guide for Developers in Wokingham was published in 2019 and outlines the key principles to follow when producing new highway layouts for all types of development. The document sets out that layouts should be compliant with the philosophy of Manual for Streets (DfT, 2007c) and Manual for Streets 2 (CIHT, 2010).

5.14.7 Open Space, Sport and Recreation Facilities Strategy

- 5.14.8 The Open Space, Sport and Recreation Facilities Strategy was adopted in November 2013. It provides guidance on the approach it envisages to the application of the open space, sport and recreational facilities standards for residential development in Policy TB08 of the Managing Development Delivery Development Plan Document.
- 5.14.9 Although this policy remains technically in force, the principles and themes of this strategy have been superseded by and incorporated into Policy SS13 of the LPU.

5.14.10 Wokingham Borough Five Year Housing Land Supply Statement

- 5.14.11 The housing land supply statement confirms that as of 31 March 2025, the council can demonstrate a 2.5 year deliverable housing land supply against the LHN of 1,316 with the total number of dwellings deemed deliverable in the 5-year period being 3,453.
- 5.14.12 It is noted that WBC's HDT figure (2025) is 100% and therefore no buffer applies.

5.14.13 Community Infrastructure Levy (CIL)

- 5.14.14 Wokingham Borough Council (WBC) approved its Community Infrastructure Levy (CIL) Charging Schedule on 19 February 2015, which came into effect on 6 April 2015. The Charging Schedule establishes differential CIL rates for the Strategic Development Locations (SDLs) and the remainder of the Borough.
- 5.14.15 The most recently published CiL schedule (2026) confirmed that Arborfield SDL is currently £563.71 per square metre. This rate applies to the net internal area of residential development.
- 5.14.16 Although the proposed development would be liable for CIL rates, The Community Infrastructure Levy Regulations 2010 sets out how existing "in-use" buildings can be deducted from the chargeable floorspace when calculating CIL.
- 5.14.17 Regulation 40(11) defines what qualifies as an "in-use building" and states:
- "building" does not include—*
- (i) a building into which people do not normally go,*
- (ii) a building into which people go only intermittently for the purpose of maintaining or inspecting machinery, or*
- (iii) a building for which planning permission was granted for a limited period;*

“in-use building” means a building which—

(i) is a relevant building, and

(ii) contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development;

The site currently contains a number of substantial buildings in use and proposed for demolition, including stable blocks and hangar-type buildings.

06

Assessment of the Principle of Development

6. Assessment of the Principle of Development

- 6.1.1 As set out throughout this Planning Statement, the Site benefits from an existing allocation (Policy CP18) and an emerging allocation (Policy SS11) in the LPU.
- 6.1.2 The Core Strategy and MDD remain the relevant documents to be assessing the proposals against, however, it is noted that the Local Plan is advancing and therefore increasing in weight. It is expected that the LPU will be adopted during the determination on this planning application.
- 6.1.3 Compliance with Policy SS11 ‘Arborfield Green Strategic Development Location’**
- 6.1.4 The following table sets out the requirements of Policy SS11 ‘Arborfield Green Strategic Development Location’ and how the scheme complies with the requirements. The policy applies to the entirety of the Arborfield Green SDL, and so a number of requirements are not applicable to the Site.

Table 7 – Policy SS11: Arborfield Green Strategic Development Location

Policy SS11: Arborfield Green Strategic Development Location	
Requirement	Compliance
Development Principles	
a) Around 3,047 dwellings comprising:	
i) 2,137 dwellings through completions, extant planning permissions, and resolutions to grant planning permission;	This policy requirement is not applicable to this planning application.
ii) 300 dwellings by optimising development density at land currently occupied by Arborfield Studios;	The proposed scheme complies with a) ii, the proposed development seeks to provide 295 high quality dwellings (293 in full and up to 2 in outline) by optimising development of this brownfield site.
iii) 600 dwellings on land to the north of Arborfield Studios, known as Barkham Square; and	This policy requirement is not applicable to this planning application.
iv) 10 dwellings at Westwood Yard, Sheerlands Road. and including:	This policy requirement is not applicable to this planning application.
and including:	
i) 40% affordable homes in accordance with Policy H3;	This application will provide 40% of the homes as affordable, in accordance with emerging policy H3.

Policy SS11: Arborfield Green Strategic Development Location		
ii)	ii. 25 self and custom build service plots;	In relation to self and custom build, the Planning Inspector (as set out in the Inspectors' Post Hearings Letter, dated 4 th August 2026) has found this requirement unsound. No self and custom build service plots are therefore proposed.
iii)	5 Gypsy and Traveller pitches; and	Due to the brownfield nature of the Site and the proposed building heights, the provision of Gypsy and Traveller pitches (G&T) is not considered appropriate in this location. Furthermore, accommodating such G&T would significantly reduce the housing capacity of the Site, resulting in a substantial shortfall against the 300 dwellings planned for within the LPU. Arborfield Green has delivered a wide range of community infrastructure, facilities and public benefits as part of the wider strategic allocation. Representations regarding these matters have been made to the Council's policy officers during the plan-making process.
iv)	Specialist accommodation, including accommodation for older persons	Provision has been made in line with the Housing Officer's request for 15no. wheelchair accessible specialist homes. Furthermore, older persons accommodation is proposed to be provided as part of the wider allocation within Barkham Square (Planning reference: 261059)
b)	Around 6,000m2 of employment floorspace.	This policy requirement is not applicable to this planning application.
c)	One 2-form entry primary school (including appropriate onsite early years provision) with potential to expand to 3-form entry in the future	Permission was granted for a school in 2015, this is now operational. It is envisaged that education contributions will be payable as part of this planning application, where appropriate.
d)	A district centre providing a range of services and facilities in a location central to the planned housing, to include retail, leisure, employment, cultural, and health uses.	This policy requirement is not applicable to this planning application; the district centre has already received planning permission and is currently under construction.
e)	Two local centres providing day-to-day retail and other local community uses.	Outline permission was granted in 2015 for the district centre and neighbourhood centre under planning reference: O/2014/2280. A Reserved Matters for the district centre was granted in October 2023 (ref: 230872).

Policy SS11: Arborfield Green Strategic Development Location

f) Solution to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area through provision of sufficient Suitable Alternative Natural Greenspace (SANG) (subject to monitoring of the quality and quantity standards).	A commitment has been made to deliver c.60% of the required SANG provision for the Application Site within Linear Park Phase 3 SANG and additional area within this provision The remaining c.40% of the required SANG provision for the Application Site will be provided off-site. An exact location is to be confirmed. However, this must be a consented SANG providing suitable recreational provision including a defined length of footpath and a range of habitats.
Place shaping principle	
a) Protect and retain the physical, visual and perceived separation of the defined settlements of Arborfield Cross, Barkham Hill and Finchampstead North	This policy requirement is not applicable to this planning application, given that it abuts built development to the south and will abut Barkham Square in the future.
b) Achieve climate resilient neighbourhoods through the application of adaptation and mitigation methods, including embedding passive design principles and energy demand reduction measures in the sustainable design and construction of buildings and homes	As set out in the accompanying Sustainability Statement, a comprehensive approach is proposed which will address energy, whole life carbon, resources, human-centric design, landscape and ecology, and sustainable transport. These share the common objective of reducing energy demand and providing climate resilience.
c) Incorporate measures to conserve and enhance heritage assets and their settings, through appropriate design and the provision of sufficient space; and	As set out in the accompanying Heritage Statement, the Proposed Development would result in the loss of two NDHA's (Stables and Water Tower) of very low significance. This requires a balanced judgement, having regard to the asset's limited significance and the extent of harm, which in this case is total loss. However, the proposals secure the retention or partial retention and conversion of the farmhouse, identified as the more significant of the two NDHAs. Accordingly, the Proposed Development is considered to accord with national policy, local policy and relevant heritage guidance.
d) Locate new buildings outside areas of flood risk, with development planned sequentially, by placing the most vulnerable development in the lowest areas of flood risk	The Site is located in fluvial flood zone 1, and a comprehensive drainage and flood alleviation strategy has been developed for the site, as set out within the accompanying Flood Risk Assessment Drainage Strategy.

Policy SS11: Arborfield Green Strategic Development Location	
e) Draw on the recreational and ecological opportunities of watercourses	The proposals seek to draw on recreational and ecological opportunities to provide the minimum 10% biodiversity net gain.
Delivery principles	
<u>Masterplanning</u> To ensure that development comes forward in a strategic, coordinated and comprehensive manner, delivery should be led by a masterplan that demonstrates how the principles established in this policy, supporting guidance in Appendix A, the Arborfield Garrison SDL SPD and permitted development have been considered to ensure high-quality development with a distinctive character. The masterplan must provide: a) A coordinated and comprehensive approach to development, which demonstrates how the proposed development will integrate with the planned and permitted development within the SDL; b) A strategy for the quantum and distribution of land uses, access points, design and layout principles (including a design code), which draws on a detailed understanding of the area's characteristics, opportunities and constraints; and c) A strategy for the timely delivery of facilities and infrastructure necessary to support the delivery of the SDL.	As set out in the DAS, the Former Arborfield Studios is the penultimate phase of the Arborfield Green. The masterplan builds on previously approved principles and vision to create comprehensive and cohesive development. The application is accompanied by a comprehensive masterplan which illustrates how the various phases have come forward in a coordinated and comprehensive. The application is being applied for predominately in full, and therefore, this policy requirement is not applicable to this planning application. A land use breakdown is included within this planning statement. As mentioned above, this development comprises a later phase of the Arborfield Green, which is solely residential in nature. Permission is being applied for predominately in full, which will allow the delivery of these houses quicker than if applied for in outline. The majority of facilities and infrastructure now benefit from planning permission. For instance, the secondary school and associated sporting facilities gained permission in March 2015, and the mixed-use District Centre gained reserved matters approval in October 2023.
<u>Drainage and flood alleviation</u>	

Policy SS11: Arborfield Green Strategic Development Location	
Development proposals should devise and implement a comprehensive drainage and flood alleviation strategy that: a) Provides high quality sustainable drainage systems (SuDS) that are integrated into the wider landscape and green and blue infrastructure strategy, including mitigation at source and makes a positive contribution to attractive open spaces, and improvements to biodiversity and water quality; and b) Establishes clear and robust arrangements for future maintenance.	As set out in the DAS and detailed landscaping drawings, the proposals include high quality sustainable drainage systems (SuDS) that are integrated into the wider landscape and green and blue infrastructure strategy. The maintenance and management of drainage and SuDS features will be the subject of planning conditions and S106 obligations.
<u>Biodiversity</u> Development proposals should devise and implement a comprehensive ecological strategy that: a) Achieves a measurable biodiversity net gain of at least 10% as calculated using the latest statutory metric; b) Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace within the SDL (as set out in Policy NE3)	The accompanying BNG Metric evidences that the proposed development will deliver at least a 10% net gain on-site. The proposed development provides a bespoke mitigation SANG solution to offset any impacts on the Thames Basin Heaths. A commitment has been made to deliver c.60% of the required SANG provision for the Application Site within Linear Park Phase 3 SANG and additional area within this provision The remaining c.40% of the required SANG provision for the Application Site will be provided off-site. An exact location is to be confirmed. However, this must be a consented SANG providing suitable recreational provision including a defined length of footpath and a range of habitats
<u>Transport</u> Development proposals should devise and implement a sustainable transport and movement strategy that has been informed	

Policy SS11: Arborfield Green Strategic Development Location	
by a detailed Transport Assessment and provides:	
a) Improvements to the quality and frequency of public transport services, such as corridor routes to Bracknell, Reading, Winnersh and Wokingham;	These works have already been funded via the Section 106 agreement dated 2 nd April 2015.
b) New and improved connections for cyclists and pedestrian both through and beyond the SDL to communities, facilities, services and local employment opportunities, including those in the Arborfield SDL, Finchampstead North and Crowthorne. Connections should be safe, suitable and convenient;	The proposed development continues to improve pedestrian and cycle connecting, prioritising active travel methods. The existing vehicular access from Langley Common Road into the Former Studios will be closed to vehicular traffic and provided as an active travel access.
c) Prioritisation of cycle and pedestrian movements through the SDL to maximise connectivity and accessibility to the district centre and planned education provision;	The Site is well located to enable journeys to be undertaken by active modes of travel. Farley Hill Primary School, Stables Cafe and facilities in the District Centre are within easy walking and cycling distance. Multiple walking and cycling connections are proposed through the Site which will connect to the wider greenway network across Arborfield Green to provide for safe and convenient travel on foot or by cycle
d) Prioritisation of pedestrian movements to maximise connectivity to SANG, including Hazebrouck Meadows;	This application and Barkham Square propose identical connections between the two sites which provide convenient access to the proposed SANG. Direct route through previous phases also provide direct access to Hazebrouck Meadows. Section 106 payments towards highways improvements are expected, where justified.
e) Highway improvements along the Barkham Road, the A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham; and	These works have already been funded via the Section 106 agreement dated 2 nd April 2015.
f) Improvements to the management of general traffic, including the consideration of traffic calming measures.	The accompanying Transport Assessment, sets out measures to calm traffic within the Site.

6.1.5 Benefits of the Proposed Development

6.1.6 In line with the NPPF (2026), development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. The following benefits are proposed as part of the proposed development.

- **Benefit 1- Delivery of much needed housing to contribute to meeting the 5 year housing land supply**

Based on the LPA's owned published reporting (Wokingham Borough Five Year Housing Land Supply Statement at 31 March 2025) WBC is currently unable to demonstrate a five year supply of deliverable site.

This application is made predominately in full, so that this development can come forward as soon as practically possible, and make an immediate contribution towards helping WBC meet their housing shortfall.

- **Benefit 2- 40% of homes to be provided as affordable**

The development will provide 40% of dwellings as affordable housing, this equates to 117 new high quality dwellings, including 15 no specialist affordable homes to help meet local needs.

The Council's most recent Local Housing Need Assessment (LHNA) 2023 indicates an overall affordable housing of 6,689 households or 352 households per annum over the next Plan period. The provision of these additional affordable homes will help contribute significantly to the number of affordable homes required.

- **Benefit 3- Regeneration of a brownfield site and penultimate phase of the Arborfield Garisson SDL**

The LPU's spatial strategy seeks to maximise opportunities to re-use or redevelop previously developed land, this application proposes to maximise development whilst balancing open space and placemaking requirements.

Moreover, the NPPF (2026) advises that substantial weight should be given to remediating brownfield land.

- **Benefit 4- High-quality accommodation, including dwellings that meet the Nationally Described Space Standards (NDSS), M4(2) and M4(3) requirements**

All homes will meet nationally described space standards and be built to M4(2) standards. 5% of homes will also be M4(3) to support those who are older or disabled.

- **Benefit 5- A commitment to securing a biodiversity net gain significantly in excess of 10%**

The Site will deliver a biodiversity net gain of +98.37% on site, vastly exceeding legislative requirements.

- **Benefit 6- New community allotments, high-quality play spaces and leisure routes to promote healthy active living and wellbeing**

The Site proposes new community allotments and high-quality multi-functional play spaces for a range of ages in order to create healthy and inclusive places.

- **Benefit 7- Provision of homes that include a range of measures to reduce energy demand, improve energy efficiency and reduce carbon are proposed in line with current building regulations in order to address the climate emergency and allow future residents to benefit from lower energy costs**

The scheme will deliver a range of measures to reduce energy demand, improve energy efficiency and reduce carbon are propose in line with current building regulations (and those that are relevant at the time of construction) in order to address the climate emergency and allow future residents to benefit from lower energy costs

- **Benefit 8- Creation of jobs and investment during the construction phase, together with the generation of investment in the locality and an increase in spending in local shops**

The Home Builders Federation (HBF) has identified that house building brings many community benefits. Research commissioned by the HBF has identified some of the key benefits building new homes can generate for the national and regional economy as well as for a local community's wellbeing and sustainability.

The HBF Calculator² shows that the development of up to 295 dwellings could support the employment of 1,025 people, and provide up to 12 apprentices, graduates or trainees.

This could generate £13,275 towards new affordable housing and generate £1,843,750 towards infrastructure.

This could generate £7,866,667 in tax revenue, including £593,687 in council tax revenue.

6.2 Summary

- 6.2.1 The Site features as an existing SDL and continues to be proposed for development through the LPU. The principle of development in this location has therefore clearly been established.
- 6.2.2 In line with the NPPF (2026), the Site lies within a settlement boundary and therefore Policy S4 applies. **Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (our emphasis)** when assessed against the national decision-making policies in the Framework.

² <https://www.hbf.co.uk/research-insight/hbf-housing-calculator/>

07

Assessment of Other Planning Considerations

7. Assessment of Other Planning Considerations

7.1.1 This section sets out the other planning considerations arising from the application proposals with reference to the NPPF as set out in Section 5.

7.1.2 A key principle underpinning the NPPF is the presumption in favour of sustainable development. The NPPF states that to achieve sustainable development, developments should consist of economic, social and environmental benefits. The Site is entirely suited for residential development and will deliver the following environmental, economic and social benefits as detailed below.

Economic

7.1.3 The proposed development will contribute to economic growth, both during construction and over the life of the development. The construction of new housing creates a range of employment opportunities within the local and wider economy, and has been acknowledged by the Government as a key driver for boosting housing delivery (as required by the NPPF). Construction of the proposed development will provide a number of full-time equivalent jobs, along with indirect and induced jobs. The proposals will also contribute to the economic role of sustainable development by delivering land to improve choice and competition in the residential marketplace. During the operational phase of the development, new workers and residents will spend within the local economy, which will assist in sustaining the local services and infrastructure in the wider area.

Social

7.1.4 The provision of homes meets the social role of sustainable development in accordance with the NPPF, and will assist in creating a strong and balanced community within the wider area. The introduction of a range of residential units will assist in creating a diverse new community to the benefit of the wider area and assist in meeting the Council's housing needs. The proposals will provide a well-designed built environment and open spaces that will assist in creating a new sustainable community.

Environmental

7.1.5 The application proposals will deliver a series of Environmental benefits. A detailed landscape strategy has been produced to ensure the highest quality of design for the open space. The landscape design of the Site will consist of a clear hierarchy of green infrastructure, a robust palette of hard materials and street furniture. Green infrastructure will be at the heart of the scheme, with a clear hierarchy of proposed tree planting, shrubs, climbers and grasses. It will reinforce movement routes, create green, leafy streets and spaces.

7.1.6 This section is structured as follows:

- Affordable housing;
- Housing mix and type;
- Design, layout and appearance;
- Access and Highways;
- Flood Risk and Drainage;
- Landscape Visual;
- Heritage and Archaeology;
- Ecology;
- Arboriculture;
- Noise;
- Air Quality;

- Energy and Sustainability; and
- Ground Conditions.

7.2 Affordable Housing

- 7.2.1 Core Policies CP5 and CP18 require the provision of 35% affordable housing within SDLs. During pre-application engagement, officers advised that the proposal should seek to deliver 40% affordable housing to align with the emerging LPU, which is anticipated to be adopted during the determination of this application.
- 7.2.2 The proposed residential development comprises 293 dwellings in full, of which 40% (117no) will be affordable to meet local needs. The affordable housing will be delivered as a mix of shared ownership, social rent and affordable rented properties. The dwellings are proposed as a mix of 1, 2, 3, 4 and 5 bedroom properties and are provided as a mix of terraced, semi-detached and detached properties.
- 7.2.3 The mix has been designed to respond to the identified housing needs as set out in the LHNA (2023).
- 7.2.4 The affordable housing will be distributed throughout the Site and will be tenure blind to ensure it is indistinguishable from private market housing. All affordable homes will also meet the nationally described space standards.
- 7.3 The proposals therefore exceed policy requirements as set out in policy CP5 and CP18 of the Core Strategy.

7.4 Design, layout and appearance

- 7.5 The layout is landscape led, informed by the creation of good quality green open spaces. This includes a variety of open spaces, landscape buffers and the use of new or existing trees to create tree lined streets across the development.
- 7.6 Development blocks have been designed to define the open spaces. The perimeter blocks provide active frontages facing out onto green spaces. The grain of development takes influence from the surrounding built form, building on and adding to the existing character of Arborfield. The road layout follows a clear hierarchy and all roads are overlooked by development promoting easily navigable routes which feel safe for pedestrians and cyclists .
- 7.7 The materials and design of the scheme has been informed by surrounding context, in particular the immediate context of the neighbouring developments. These broadly correspond to 5 different areas as shown within the design and access statement, which each have differentiating characteristics.
- 7.8 The proposals therefore comply with policies CP1 and CP3 of the Core Strategy in terms of design.

7.9 Access and Highways

- 7.9.1 A Transport Assessment has been prepared by i-Transport to support this hybrid planning application.
- 7.9.2 As the Site is situated within the wider Arborfield Green SDL, it benefits from recently built-out, high-quality walking and cycling infrastructure directly south through built-out development parcels. The Site is well located to enable most essential journeys to be undertaken by sustainable modes of travel with a range of facilities and services located within comfortable walking and cycling distance. Most of these facilities and services are located within Arborfield Green.
- 7.9.3 Two principal vehicular accesses are proposed via the continuation of Baston Road and Princess Marina Drive. The existing Studio access from Langley Common Road is proposed to be closed to vehicles and replaced with a cycle/ pedestrian only access. A new walking and cycling route will

connect Langley Common Road with Arborfield Green. There will be a small access from Langley Common Road to access the Farmhouse

- 7.9.4 Public transport services are also easily accessible, with the final Leopard 3 bus route to be delivered as part of Arborfield Green including bus stops within a short walk of the site. The bus routes provide access to several key local destinations including Reading and Wokingham town centres and railway station facilitating longer distance journeys by rail.
- 7.9.5 The overall street hierarchy and overall layout has been designed in accordance with WBC highway design guide for developers. The layout seeks to reflect the design and connect to the neighbouring built-out development parcels.
- 7.9.6 Multiple walking and cycling connections are proposed to link to existing routes to form a network through the Site connecting Baston Road, Bridle Road, Princess Marina Drive and Langley Common Road. These will connect to the wider greenway network across Arborfield Green to provide for safe and convenient travel on foot or by cycle.
- 7.9.7 Car and cycle parking is proposed in accordance with the car and cycle parking standards set out in WBC policy.
- 7.9.8 **Trip Generation-** The transport vision will serve to reduce the number of trips undertaken by private car. This will be achieved through the delivery of a sustainable transport strategy, including connections to high-quality walking and cycling infrastructure, and the provision of a bus loop through the site.
- 7.9.9 The trip generation for the proposed development is based on trip rates derived from survey data of a built out and occupied section of the Arborfield Green development. This methodology was also used by the neighbouring Barkham Square transport assessment for assessing the traffic impact of the proposed development. This methodology was agreed with WBC during pre-application scoping. The proposed development of around 330 dwellings (worst case scenario) is estimated to generate:
- Up to 194 two-way vehicle movements in the morning peak hour;
 - Around 161 two-way vehicle movements in the evening peak hour; and
 - 1,354 two-way vehicle movements across a 12-hour day.
- 7.9.10 This trip generation accounts for a 10% reduction in private vehicle trips to assist with WBC's Climate Action Plan target of reducing ICE vehicle mileage by increasing the use of sustainable travel modes.
- 7.9.11 When applying Census mode share data to the trip generation, as well as the vehicle trips during the peak hours there could be up to:
- 34 and 28 two-way walking trips in the network peak hours;
 - 20 and 17 two-way cycling trips in the network peak hours; and
 - 23 and 19 two-way bus trips in the network peak hour
- 7.9.12 **Modelling-** The VISUM models provided as part of the strategic modelling show that a large proportion of development traffic will arrive and depart the Site via Baston Road. Vehicle trips are then spread across the network via Princess Marina Drive (south), Biggs Lane / Park Lane, Observer Way and Langley Common Road / Barkham Road.
- 7.9.13 The modelled change in delay outputs demonstrate that the development could increase delay by 40 seconds during the morning peak hour on Baston Road southbound (outbound). This is largely due to the location of the primary school on Baston Road, with school drop-off periods coinciding with the morning peak hour. There is minimal change to delay in the evening peak hour.
- 7.9.14 With respect to individual junction modelling, the majority of junctions within the modelled study area will operate within capacity across all 2040 modelling scenarios.

- 7.9.15 Potential junction capacity issues has been identified at the Observer Way / Eversley Road roundabout and Barkham Road / Bearwood Road mini-roundabout. The modelling indicates that these will operate over theoretical in the 2040 without development scenarios, as well as the 2040 with development scenarios. The modelling also indicates that the proposed development will have minimal impact on the junction.
- 7.9.16 Potential junction capacity issues have also been identified at the Barkham Road / Barkham Street mini-roundabout. The modelling indicates that the junction will approach theoretical capacity in 2040 without development, and will reach theoretical capacity in the 2040 with development scenarios. However, the development impact at the junction is equivalent to roughly 2% across both scenarios, which is very modest impact with respect to existing traffic flows.
- 7.9.17 A potential improvement scheme has been suggested to WBC to improve the operation of the Barkham Road / Bearwood Road mini-roundabout. It is suggested that a queue responsive signal head be implemented on the Barkham Road eastbound approach to the roundabout. This would respond to queueing on the Bearwood Road arm via loops installed approximately 50m from the roundabout entry. When queueing extends beyond 50m, the signal on Barkham Road East will be triggered, stopping all vehicles conflicting with Bearwood Road at the roundabout and essentially permitting unrestricted priority flow.
- 7.9.18 When assessing the Site against the key transport tests set out in the NPPF and other national and local policies, this TA concludes that the site:
- Sustainable transport modes will be prioritised with a range of local facilities within walking and cycling distance, and access to frequent public transport services to key commuting and leisure destinations. The Site access strategy and infrastructure proposed to be delivered by the proposed development will ensure that sustainable modes of travel, particularly walking and cycling, are prioritised across the Site, connecting to improvements to the wider network.
 - The proposed access arrangements are safe and suitable for all users, with connections to existing walking, cycling and vehicular links
 - The transport elements of the Site layout have been designed in accordance with WBC highway design guide for developers which reflects current national guidance, and through engagement with WBC highways officers.
 - The proposed development will not generate unacceptable impacts on highway safety and, as demonstrated by both strategic and local highway modelling, falls far short of the high bar 'severe' test set by the NPPF.
- 7.9.19 Therefore, the Transport Assessment demonstrates that the development proposals comply with policies CP1, CP6, CP10 and CP18 of the Core Strategy, plus policies CC07 and CC08, of the MDD.

7.10 Flood Risk and Drainage

- 7.10.1 A Flood Risk Assessment and Drainage Strategy has been prepared by JPP Consulting to support this hybrid planning application.
- 7.10.2 The topographical survey indicates that site levels remain relatively consistent across large hardstanding areas of the Site. Generally, Site levels are shown to fall from west (at approximately 57.1m) towards south-east (lowest point of approximately 49.6m).
- 7.10.3 The map indicates that the majority of the development Site is located within Flood Zone 1 (Low Probability) and therefore at a low risk of flooding from rivers or the sea.
- 7.10.4 Wilson Bailey Geotechnical and Environmental have completed a geotechnical investigation on the Site. The investigation found the underlying strata to be formed of Made Ground and London Clay Formation. It was assessed that infiltration is not a viable form of drainage for the proposed residential development

- 7.10.5 The proposed drainage strategy will comprise of piped networks with attenuation provided in detention basins and cellular storage. Tanked permeable paving will be used for all private drives to provide a level of surface water treatment. Filter drains will also be incorporated across the Site to provide interception and further treatment of surface water.
- 7.10.6 Surface water discharge rates for drainage catchments 18 and 21 will be restricted to greenfield equivalent run-off rates, as approved as part of the prior outline planning approval.
- 7.10.7 Therefore, the Flood Risk and Drainage Strategy demonstrates that the proposals comply with policies CP1, CP3, CP7 of the Core Strategy and policies CC09 and CC10 of the MDD.

7.11 Landscape Visual

- 7.11.1 Aspect Landscape Planning Ltd have prepared a Landscape and Visual Appraisal relating to the proposed development.
- 7.11.2 In relation to visual impact, the visual assessment and Zone of Theoretical Visibility Plan (ZTV) illustrates that the Site is visually well-contained from publicly accessible viewpoints within the localised landscape, and that the proposals will not result in any long-term significant adverse impacts upon the visual experience in the localised or wider landscape. While accepting that the Proposed Development will result in a change of land use from industrial/ commercial to residential, the existing built form is considered a negative and detracting feature within the receiving landscape. The replacement of this with an appropriately sized residential scheme, including a high-quality, sensitively designed landscaping scheme comprising new mixed-native trees, shrubs and hedgerows, will contribute to a beneficial change within the Site itself and receiving landscape.
- 7.11.3 In relation to landscape character, it is noted that the existing built form associated with Arborfield Studios is considered a negative and detracting feature within the receiving landscape, and the re-use of a large brownfield Site for residential use, with a high-quality, landscape-led design, will result in a long-term beneficial effect upon the Site and localised setting, reflective of the characteristics of the receiving landscape.
- 7.11.4 It is considered that the proposals are policy compliant with the adopted WBC Local Plan, Arborfield and Barkham Neighbourhood Plan and the NPPF.
- 7.11.5 The Proposed Development is of a size and scale, and subject to a high-quality, landscape-led scheme, and is considered acceptable from a landscape and visual perspective. Furthermore, the Landscape and Visual Appraisal complies with the Core Strategy policy and policy TB21, of the MDD.

7.12 Heritage

- 7.12.1 A Heritage Assessment has been prepared by Iceni to accompany this planning application.
- 7.13 The assessment has set out the relevant legislative and policy framework to understand the Site, identified designated heritage assets surrounding the Site, both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to the nearby heritage assets has been firmly established.
- 7.14 The historical research provides evidence that the development would hold no negative impact upon the NDHA of Langley Common Farmhouse. This is due to the extensive and piecemeal change away from the primary setting and lack of historic association with the former farmstead.
- 7.15 The development would result in the loss of two NDHA's of very low significance. The total loss of the very low significance NDHA requires a balanced judgement having regard to the significance [in this case, very low] and the scale of harm or loss [in this case, total loss].

- 7.16 Importantly, no designated heritage asset would be impacted upon and no harm would be caused any asset located beyond the Site itself.
- 7.17 As such, the Proposed Development is considered to comply with national legislation, local policy, and relevant guidance. The proposals would provide an 40% affordable housing and introduce a high-quality urban design which is contextualised to the local surroundings. In line with national policies, numerous public benefits would be delivered, whilst further improvements to the public way-finding and character of the area would be provided.
- 7.18 Therefore, the Heritage Assessment demonstrates that the proposals comply with the adopted MDD including policies TB24 and TB26.

7.19 Archaeology

- 7.20 An Archaeology Assessment has been prepared by RPS to accompany this planning application.
- 7.21 No World Heritage Sites, Registered Battlefields, or Protected Wrecks are situated within the Study Site.
- 7.22 The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886). It is considered that the proposed development will have no impact on the significance of the Scheduled Monument, or the ability to appreciate that significance. The intervening distance and visual and experiential barriers, such as hedge rows and treelines preclude the proposed development from having the potential to alter the present way in which this designated archaeological asset is understood and appreciated within its setting.
- 7.23 The Study Site is considered likely to have a negligible archaeological potential for all periods of human history due to the severe impact of past post-depositional impacts as a result of development and demolition since deposition, which in this case comprises the construction of previous and existing buildings, in particular former Arborfield Studio buildings. No further archaeological mitigation works are recommended.
- 7.24 There is an area to the centre of the Site surrounding Isaac Newton Road that could retain the archaeological horizon. Should further archaeological mitigation works be required as part of the planning process, it is recommended that this would form a limited scheme of archaeological trial trench evaluation, secured by condition, focussed on the limited green lawned spaces adjacent to Isaac Newton Road, where the borehole survey and previous proximate archaeological works indicate the archaeological horizon may survive. Should archaeological potential be confirmed in this initial phase, further trenching may be required in the car park to the east and the yard spaces to the west. The rest of the Study Site is considered to have no archaeological potential.
- 7.25 Therefore, the Archaeology Assessment complies with policy TB25 as per set out in the MDD.

7.26 Ecology

- 7.26.1 A number of ecology reports have been produced to accompany this planning application. A Preliminary Ecological Appraisal, BNG metric and Habitat Management and Monitoring Plan has been produced by Ecosupport to support this application.
- 7.26.2 Separately, a Preliminary Roost Assessment has been produced by Pioneer Environment and a Shadow Habitats Regulation Assessment and Ecological Impact Assessment has been prepared by ACD.

Habitats

- 7.26.3 All habitats recorded were common and widespread within the local landscape, and no rare or notable plants were identified. Habitats across the Site exhibited 'moderate' ecological value based

on the species they potentially support. In accordance with the NPPF, the proposed Site layout should prioritise the retention and enhancement of existing habitats, where feasible.

- 7.26.4 Particular focus should be placed on safeguarding ecologically valuable features such as the woodland, mature trees, grassland, and native hedgerows, ensuring these habitats are preserved and integrated into the final design. RPAs should be implemented for the duration of the construction period, so as not impact these key ecological features. Additionally, mitigation measures to protect the HPI habitats both on-site and adjacent to the Site, should be adhered to.
- 7.26.5 Post-development ecological enhancements should be designed to deliver measurable biodiversity improvements. This can be achieved through the incorporation of habitat retention, creation and enhancement measures, including additional planting utilising native species of local provenance. Selecting species that are suited to the Site's landscape character will not only improve species-richness but also enhance the ecological functionality of the Site post-development. Such measures are expected to increase the Site's value to wildlife and support the delivery of longer-term biodiversity benefits, whilst still aligning with national planning objectives.

Bats

- 7.26.6 33 buildings were subjected to a Preliminary Roost Assessment (PRA), completed by bat-licenced ecologists. For full findings on the bat roost assessment, please refer document reference: PEG659-02C and CREST25109_EcIA.

Badgers

- 7.26.7 Please refer to the confidential badger section of the PEA for further information.

Birds

- 7.26.8 Any building demolition or clearance of vegetation suitable for breeding birds, such as trees, grassland, woodland, and hedgerows, should be implemented outside of the bird nesting season, i.e., between September and February. If this is not possible, then the habitats should be checked by a suitably qualified Ecologist prior to starting works. If nesting is taking place, then nests should be sufficiently buffered until the chicks have fledged. Further Site enhancements for birds have been recommended.

GCN, Other Amphibians and Reptiles

- 7.26.9 Two ponds were identified within the Site, and an additional twenty ponds within 500m of the Site. Of the 22 ponds, 17 were accessible and subjected to an HSI assessment; further eDNA surveys have been recommended. TVERC returned 35 records of reptiles within 1km of the Site; no evidence of reptiles was identified during the survey. Terrestrial habitats across the Site were deemed suitable for reptiles and terrestrial-stage amphibians, with habitat also present that provided connectivity with the wider environment. These areas are expected to be disturbed and lost across the Site as part of the development. In order to determine populations of reptiles within the Site, refugia surveys are recommended:
- A minimum of ten refugia per hectare to be installed amongst suitable habitats.
 - Refugia will be given a 2-week period to 'bed down' prior to surveys.
 - A total of seven site visits, with a minimum of three days between visits, should be conducted to determine presence/absence.
- 7.26.10 Depending on findings of the refugia survey, a Precautionary Working Method Statement may be required.

Invasive Species

- 7.26.11 Three records of rhododendron (*Rhododendron ponticum*) were identified within 1km of the Site. Several invasive species under Schedule 9 of the WCA (1981) were also recorded on-site during the survey. Site control measures should be considered, with an Invasive Species Management Plan (ISMP) or similar, implemented to either remove or prevent further spread of the INNS during works.

Other Species

- 7.26.12 Seven records of hedgehog (*Erinaceus europaeus*) were returned within 1km of the Site, dated between 2012 and 2022. Eleven records of notable flowering plants and a single record of moss were also returned within 1km of the Site (dated between 2008 and 2017).

Biodiversity Net Gain

- 7.26.13 Following the incorporation of the various biodiversity enhancements on site, there is a net gain +98.37% in habitats, a net gain of +12.12% in hedgerow and a net gain of +14.28% in watercourse habitats. As the required 10% net gain has been achieved on site, no further compensation is required.
- 7.26.14 Based on the above, the Preliminary Ecological Appraisal complies with policies CP1 and CP7 of the Core Strategy and policy TB23 of the MDD.

7.27 Arboriculture

- 7.27.1 An Arboriculture Impact Assessment has been prepared to support this planning application.
- 7.27.2 There are no incursions into the adjacent ancient woodland, and consequently, the proposals will not result in any loss of irreplaceable habitat.
- 7.27.3 As the proposals will retain most of the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.
- 7.27.4 Although some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.
- 7.27.5 On the basis of the assessment, the proposals comply with policies CP3 and CP7 of the Core Strategy plus policies CC03 and TB23 of the MDD.

7.28 Noise

- 7.28.1 A Noise Risk Assessment has been prepared to support this planning application.
- 7.28.2 The assessment was carried out at the location of the nearest proposed dwelling to the existing commercial premises (along Langley Common Road). The noise assessment shows that the specific sound of these commercial premises could have a significant adverse impact for properties located along the site boundary.
- 7.28.3 The noise risk assessment advises that through good acoustic design the impacts of noise will be mitigated and minimised. As such, thermal double glazing is proposed in order to achieve acceptable internal noise levels across the Site.
- 7.28.4 The proposals will therefore provide a good level of amenity for future residents and comply with policy CC06 of the MDD which seeks to avoid adverse noise impacts.

7.29 Air Quality

- 7.29.1 An Air Quality Assessment has been prepared to support this planning application.
- 7.29.2 The potential impacts and likely effects of the proposed development on air quality and the suitability of the application Site for the proposed development have been assessed. Potential sources of emissions have been identified and assessed in the context of existing air quality and the nature and location of receptors.
- 7.29.3 The main air pollutants of concern are dust and particulate matter with an aerodynamic diameter of less than 10 µm (PM10), typically generated during demolition and construction activities and from industrial sources, and nitrogen dioxide (NO₂), PM10 and particulate matter with an aerodynamic diameter of less than 2.5 µm (PM2.5), typically generated by road traffic and combustion engines emissions.
- 7.29.4 The local air pollution sources are mainly related to road traffic associated with vehicles travelling along the local road network (Langley Common Road) close to the Application Site. The nearest Air Quality Management Area, designated for Nitrogen Dioxide (NO₂) levels, is at Wokingham, approximately 4.5 km northeast of the Application Site. Air quality monitoring data was obtained from Wokingham Borough Council monitoring sites to establish the status of existing air quality. The data was used as the basis for air quality modelling and predictions.
- 7.29.5 Measured NO₂ concentrations at the closest monitoring locations positioned along Barkham Road, approximately 4 km east of the Application Site, have been well below the objectives between 2019-2024. Furthermore, since 2022 there has been a decreasing trend across the monitoring locations, which further suggests overtime there is unlikely to be exceedances of NO₂ concentrations within the study area. As concentrations fall-off rapidly on moving away from an emissions source, such as a main road, some variation in NO₂, PM10 and PM2.5 concentrations across the application Site is expected. Concentrations at the Site are likely to be highest closest to Langley Common Road reducing gradually to levels similar to background values as distance from the main road increases.
- 7.29.6 The number of heavy-duty vehicles and the light duty vehicles generated during the construction works has been assessed. It is considered that emissions from this number of vehicles would result in temporary negligible effects on local air quality. However, additional mitigation would be provided through measures set out the CEMP in order to reduce these effects further.
- 7.29.7 Therefore, the Air Quality Assessment demonstrates that the development proposals comply with policy CP1 relating to Sustainable Development of the Core Strategy.

7.30 Energy and Sustainability

- 7.30.1 An Energy and Sustainability Statement has been prepared by AES Sustainability Consultants to support this planning application.
- 7.30.2 The assessment demonstrates that the proposed development incorporates sustainable design principles and achieves a significant reduction in carbon dioxide emissions. This approach aligns with the forthcoming Future Homes Standard and goes beyond its requirements to future-proof the scheme, delivering exemplary construction standards while responding to the climate emergency declared by Wokingham Borough Council in 2019.
- 7.30.3 The Future Homes Standard, published in March 2026, confirms that, from March 2027, all homes not yet commenced will be required to meet significantly more stringent performance standards. These include enhanced fabric and primary energy targets, alongside a CO₂ reduction target approaching net zero for regulated energy demand. Achieving these standards will necessitate the use of low-carbon heating systems and, where feasible, significant on-site renewable energy

generation. These requirements are substantially more demanding than those set out in Wokingham Borough Council's Adopted Core Strategy Development Plan Document (2010).

- 7.30.4 Enhanced insulation specifications, efficient building services, reduced thermal bridging and air leakage, and additional passive design measures will enable compliance with the relevant standards. Together, these measures embed low-energy design principles and future climate resilience into the design and construction of the dwellings.
- 7.30.5 In addition, highly efficient air source heat pumps (ASHPs) could be installed in all dwellings to provide space heating and domestic hot water. For the flats, dedicated domestic hot water ASHPs will be combined with panel heaters to meet space heating demand.
- 7.30.6 Calculations based on a representative sample of dwelling types demonstrate that, by adopting the proposed energy efficiency strategy, as-designed emissions are reduced by 62.37% compared with Part L 2021 requirements, following the application of low-carbon heating.
- 7.30.7 It has also been demonstrated that internal water consumption can be limited to no more than 105 litres per person per day, thereby achieving an improvement on the optional higher water efficiency standard set out in the Building Regulations.
- 7.30.8 The Energy and Sustainability Statement confirms that the proposed development accords with the relevant policies of the adopted Development Plan, including Core Strategy policy CP1 and policies CC04 of the MDD.

7.31 Ground Conditions

- 7.31.1 A Ground Investigation report has been prepared by Wilson Bailey to support this hybrid planning application.
- 7.31.2 **Historic Use-** Records indicate that this part of the Arborfield Garrison site was originally open agricultural land and the farmyard buildings of Langley Common Farm, with the farm buildings located within the northernmost corner of the Site . By 1938, the Site is shown to have formed part of the expanding military facilities to the south, with most of the Site remaining as agricultural land. Subsequent maps show the gradual expansion of the military facilities as they supported the mechanisation of the Army with substantial development within the central southern part of the Site during the 1950s and 1960s, together with further development within the eastern part of the Site during the 1980s and 1990s, prior to the subsequent closure of the military facilities in 2015.
- 7.31.3 Following on from this closure, the remaining buildings and areas of hardstanding have been used by various film and television companies as part of the filming of a wide range of productions.
- 7.31.4 Desk study research has indicated that the Site is not located within an area affected by radon and has not identified any significant potential sources of contamination in the vicinity of this land parcel, although a number of historical tanks have been identified and recorded.
- 7.31.5 **Geotechnical-** Whilst the scope of work has been limited by the presence of existing buildings and live services, a series of 50 boreholes have been drilled in accessible locations across the site.
- 7.31.6 The ground investigation works have indicated the presence of made ground to variable depths of between 0.50 m and 3.20 m with localised fuel contamination identified in several locations, although across the majority of the Site made ground was encountered to a depth of less than 1.00m with no visual or olfactory indications of ground contamination.
- 7.31.7 Firm clay soils of the London Clay were encountered beneath the made ground and proved to the maximum depth of investigation at 5.00m below ground level. Groundwater was encountered as seepages of perched water within the made ground.

- 7.31.8 Laboratory soil contamination testing of selected soil samples have indicated the presence of apparently localised asbestos and low levels of relic fuel contamination, with most of the samples not indicating elevated concentrations of a wide range of potential chemicals of concern.
- 7.31.9 The historical use of the Site is considered to be potentially contaminative. The ground investigation has indicated the presence of apparently localised asbestos and fuel related contamination, although the majority of samples recovered have not indicated elevated concentrations of a wide range of potential soil contaminants.
- 7.31.10 The presence of underlying clay soils are assessed as being effectively impermeable, which has contributed to the presence of localised contamination and the absence of widespread ground contamination at this site. These clay soils will also effectively prevent any migration of contaminants to the wider environment.
- 7.31.11 Once finalised, the proposals for remediation in these areas will need to be set out as part of a Remediation Strategy for the Site in accordance with best practice for redevelopment of any brownfield site, a geo-environmental watching brief should be maintained during the ground works phase of the development in order that should any suspicious or contaminated soils be encountered, they may be investigated, assessed and remediated as necessary under the supervision of Wilson Bailey Partnership and in conjunction with the Local Authority.
- 7.31.12 Therefore, it is evident from the Ground Investigation Report that the proposals accords with the relevant Core Strategy policy, CP1.

7.32 Utilities

- 7.32.1 The Utilities Statement has been prepared by Utility Consult Limited to support this hybrid planning application. The report considers the findings of the Utility Survey and any correspondence received from statutory undertakers.
- 7.32.2 **Existing Utilities-** The potable water network within the Site is a private system, not adopted by Thames Water, and previously served the wider Arborfield site. This network is expected to be decommissioned by specialist contractors where it crosses the development site, without affecting supply to adjacent dwellings.
- 7.32.3 Gas infrastructure records indicate a medium-pressure network entering the Site from Langley Common Road, serving buildings within the Site boundary only. This network is expected to be disconnected at the Site boundary to enable decommissioning.
- 7.32.4 Electricity records show a high-voltage connection entering from Baston Road to an intake substation, which supplies a private on-site network. This connection is anticipated to be disconnected before construction, allowing removal of the private infrastructure.
- 7.32.5 Telecommunications infrastructure enters the Site from the southern, eastern and western boundaries, while Virgin Media infrastructure crosses the Site from the south between Saddle Place and Martingale Grove. Both networks will require disconnections to accommodate the proposed layout and maintain service to neighbouring properties, with detailed solutions to be agreed at a later stage.
- 7.32.6 In summary, existing telecommunications networks will require diversion, while the water, gas and electricity networks are expected to be disconnected at the Site boundary to enable decommissioning of on-site infrastructure.
- 7.32.7 **Proposed Utility Infrastructure-** A desktop assessment has been undertaken to establish a strategy for servicing the proposed development based on existing utility records and survey data.

- 7.32.8 For potable water, it is anticipated that Thames Water will be able to provide a suitable connection point for a new adoptable network serving the Site.
- 7.32.9 In terms of electricity, sufficient electricity capacity has been reserved for the development proposal. Connections are expected to be taken from the existing network to supply two new on-site substations, which will distribute electricity via a new low-voltage network across the development. Gas is not proposed within the development.
- 7.32.10 Given the scale of development, the Site will qualify for full fibre provision, with the likely connection point from Baston Road.
- 7.32.11 Overall, water, electricity and telecommunications connections are expected to be available from Baston Road to serve the proposed development.
- 7.32.12 The Utilities Statement therefore demonstrates how the scheme will comply WBCs policies, including CP4 of the Core Strategy and CC10 of the MDD.

08

Planning Obligations

8. Planning Conditions and Planning Obligations

8.1.1 This is a hybrid planning application, and hence this will need to be reflected in planning conditions and planning obligations.

8.1.1 Use of Planning Conditions and Obligations

8.1.2 It is relevant to note the national planning policy on planning conditions and obligations. Policy DM6 of the NPPF states:

Planning conditions should only be attached to planning permissions and other associated consents for development where they are:

- a) Necessary to make the development acceptable in planning terms;*
- b) Relevant to the development and to planning considerations generally;*
- c) Sufficiently precise to make them capable of being complied with and enforced; and*
- d) Reasonable in all other respects.*

Conditions should not be used to:

- a) Require payments of money; or*
- b) Require that land is formally given up to another party (such as highways to the local highway authority); or*
- c) Restrict national permitted development rights unless there is clear justification to do so.*

8.1.3 Paragraph: 001 Reference ID: 21a-001-20140306 of the Planning Practice Guidance states:

“Why are conditions imposed on a planning permission?”

When used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.”

8.1.4 The Applicant will look to work with the Council in the drafting of planning conditions. It is expected that pre-commencement triggers for development planning conditions will need to be fully justified.

8.1.5 The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 are relevant as these Regulations apply to pre-commencement conditions imposed on a grant of planning permission on or after 1st October 2018.

8.1.6 Section 100ZA was inserted into the Town and Country Planning Act 1990 Act by section 14(1) of the Neighbourhood Planning Act 2017 (“the 2017 Act”). Section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition.

8.1.7 Section 91 of the Town and Country Planning Act 1990 states that if the local planning authority grants planning permission, it should be subject to a planning condition that sets the time limit within

which the development must begin. The relevant time limit for beginning the development is not later than the expiration of 3 years beginning with the date on which the permission is granted, or such other period (whether longer or shorter) as the local planning authority may impose.

8.1.8 Community Infrastructure Levy (CIL)

8.1.9 A CIL charging schedule is in force in WBC. In addition to CIL, Section 106 contributions can be sought for a range of categories including communities facilities, healthcare and education, as set out in the Developer Contributions SPD (2011).

8.1.10 It is noted that the existing buildings on the Site have been occupied for the approved use for at least six months within the last three years, thereby qualifying the development for CIL relief.

8.1.11 It is anticipated that a legal deed will be negotiated and finalised under Section 106 Planning Obligations of the Town and Country Planning Act 1990. The Applicant will look to agree heads of terms for planning obligations to inform preparation of the legal deed. The exact format for the deed will need to be discussed.

8.1.12 Section 106 Heads of Terms

8.1.13 Without prejudice to further negotiations between the Applicant and the Council, the following areas are likely to feature in discussions about planning obligations.

Table 8 – S.106 Heads of Terms

Topic/ theme	Anticipated S.106 requirement
Housing	
Affordable housing – quantum, tenure and unit type	To request the provision of 40% affordable housing, with an appropriate tenure mix to be determined.
Affordable housing – delivery, management and detailed matters	We would expect the Section 106 agreement to encompass further matters such as the transfer to registered providers, estate management and ‘staircasing’
SANG Mitigation and Ecology	
SANG	Mechanisms to secure the appropriate mitigation in the form of SANG
Biodiversity Net Gain	Obligations to ensure that the 10%+ Biodiversity Net Gain calculated as a result of the submitted Metric are delivered, managed and maintained in accordance with the relevant legislation.
Financial contributions	Financial contributions towards Strategic Access Management & Monitoring (SAMM).
Public Open Space	
Management and maintenance	Mechanisms for management and maintenance, including a schedule of works, their frequency and duration will be included in the S106.
Highways, Transport and Engineering	

Topic/ theme	Anticipated S.106 requirement
Financial contributions to off-site highway improvement works	Relevant works emerging from the Transport Assessment.
Sustainable transport measures	Mechanisms for the delivery of all relevant measures, including: ▪ Public Transport infrastructure (e.g. bus stops) ▪ My Journey Contribution ▪ Provision of new footpaths and cycleways ▪ Travel Plan
Monitoring and Viability	
General matters	Mechanisms and fees for S106 monitoring.
	Mechanisms for and timing of post-permission viability review.

- 8.1.14 Discussions with the Council in relation to the nature and scope of planning conditions, such as those provisionally identified above, will be progressed in order that a draft decision notice can be completed by the time that the application is reported to the Planning Committee.



Conclusion

9. Conclusion

- 9.1.1 This Planning Statement has been prepared in support of a hybrid planning application. The description of development is as follows:

Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse

9.2 Presumption in Favour of Sustainable Development

- 9.2.1 As Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms, planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 9.2.2 The Site features as an existing SDL and continues to be proposed for development through the LPU. The principle of development in this location has therefore clearly been established.
- 9.2.3 In line with the NPPF (2026), the Site lies within a settlement boundary and therefore Policy S4 applies. **Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects** (our emphasis) when assessed against the national decision-making policies in the Framework.
- 9.2.4 This Planning Statement has identified the following benefits:

Table 9 – Benefits of Development

Benefit	Weight
Construction of up to 295 high-quality homes (293 in full and up to 2 in outline)	Substantial weight
Redevelopment of brownfield land	Substantial weight
Provision of 40% affordable housing to help meet local needs	Substantial weight
High-quality accommodation, including dwellings that meet the Nationally Described Space Standards (NDSS), M4(2) and M4(3) requirements	Substantial weight
A commitment to securing a biodiversity net gain in excess of 10% on site	Substantial weight
High-quality green spaces, allotments and play areas to promote healthy and inclusive places	Substantial weight
Provision of homes that include a range of measures to reduce energy demand, improve energy efficiency and reduce carbon are proposed in line with current building regulations in order to address the climate emergency and allow future residents to benefit from lower energy costs	Substantial weight

Creation of jobs and investment during the construction phase, together with the generation of investment in the locality and an increase in spending in local shops
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Moderate weight

- 9.2.5 Overall, it is clear that any adverse impacts are significantly and demonstrably outweighed by the clear and substantial benefits that would arise from the proposed development when assessed against the policies of the Framework taken as a whole. It is therefore considered that the proposals represent sustainable development and should be approved, subject to appropriate conditions.

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