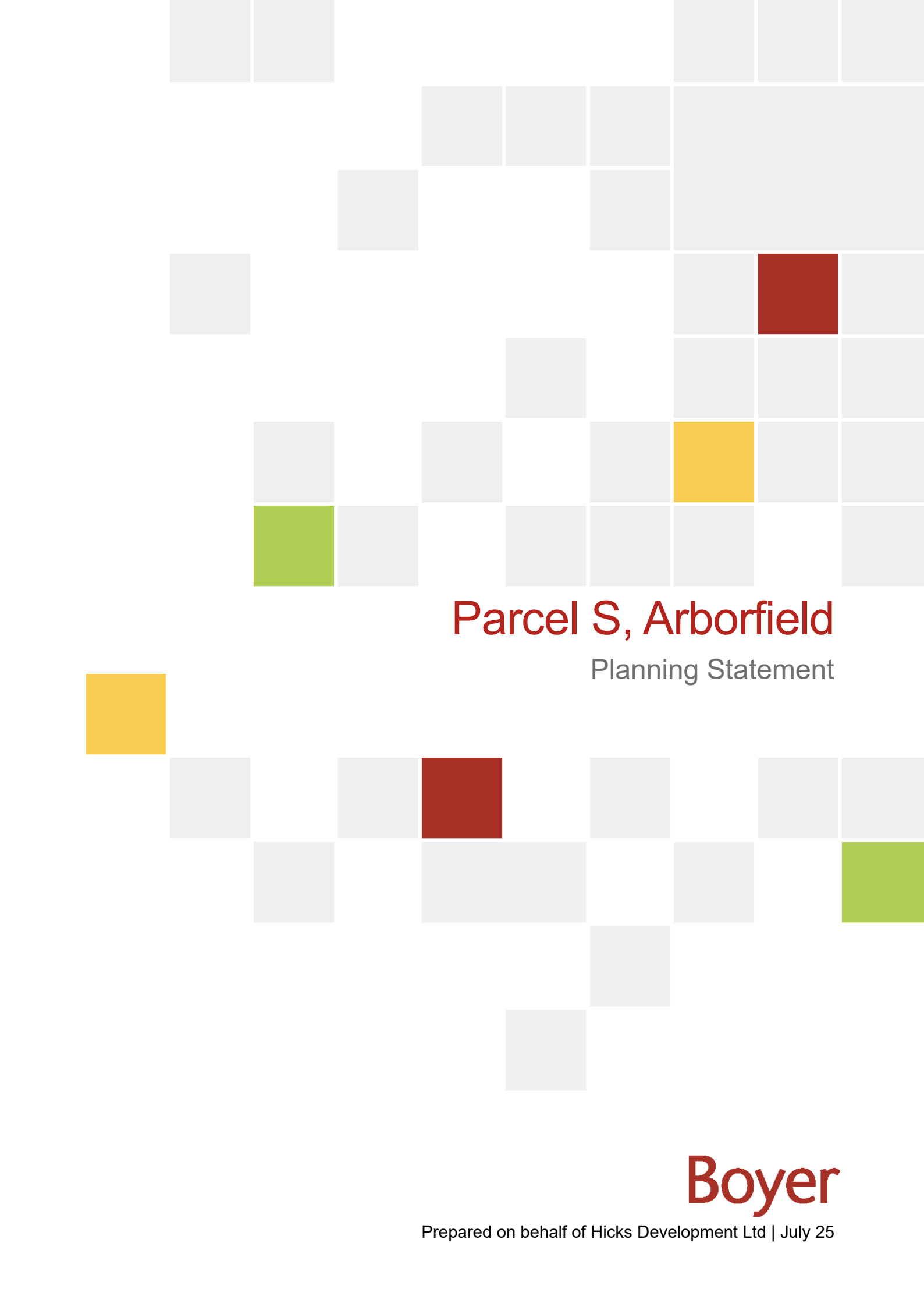




Parcel S, Arborfield

Planning Statement

Boyer

Prepared on behalf of Hicks Development Ltd | July 25

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TABLE OF CONTENTS

1. Introduction	3
2. Site & Surrounding Area	5
3. Proposed Development	8
4. Planning Policy Context	10
5. Planning Assessment	15
6. Summary and Conclusion	21

APPENDICES

No table of contents entries found.

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Hicks Developments Ltd ('the Applicant') in support of a Reserved Matters ('RM') planning application, submitted to Wokingham Borough Council ('WBC'), relating to the delivery of Parcel S ('the Site').
- 1.2 Arborfield Green and the adjoining land to the south, known as Hogwood Farm, are identified in Policy CP18 of the WBC Core Strategy (2010) as a Strategic Development Location (SDL) which is identified as being capable of delivering around 3,500 new homes, appropriate retail facilities and employment.
- 1.3 In April 2015, hybrid planning permission (Ref. O/2014/2280) was granted for the phased redevelopment of Arborfield Green, which forms the northern portion of the SDL. Planning permission was secured for up to 2,000 dwellings, alongside a District Centre, a neighbourhood centre, a primary and secondary school, car parking, public open space, sports pitches, play areas, community gardens/allotments, landscaping, new roads, footpaths, cycleways, bridleways, sustainable urban drainage systems, two new areas of Suitable Alternative Natural Greenspace (SANG), a new roundabout junction to the A327 Reading Road with an extension to the Nine Mile Ride, and new accesses.
- 1.4 The main development delivery partner for the Arborfield Green masterplan is Crest Nicholson ("Crest") who are working in partnership with the Defence Infrastructure Organisation ('DIO'), the former owner of the site. However, Crest have also sold a number of Development Parcels on behalf of the DIO across the Arborfield Green site to other developers (including Bewley, Redrow, Bloor and M&G), as serviced Parcels. This has increased the variety of homes being delivered across the SDL and the rate of delivery. Crest have sold Parcel S, as well as the neighbouring Moat House, to Hicks Developments Ltd.
- 1.5 Since the hybrid planning permission was granted, Crest have submitted a number of Non-Material Amendment (NMA) applications to regularise minor alterations with the Local Planning Authority (LPA). Within the NMA application (Ref. 181443), an amended set of parameter plans were approved. It is however, noted that these amended parameter plans made no alterations to Parcel S.
- 1.6 This application seeks reserved matters approval for appearance, access, landscaping, layout and scale of development in accordance with Condition 3 of the hybrid planning permission (Ref: O/2014/2280).
- 1.7 In accordance with the approved Land Use Parameter Plan (Ref. PL06 Rev. L), the Site will be used as Parcel S, which is described as a 'Residential Development Area', in accordance with the hybrid planning permission (Ref. O/2014/2280).
- 1.8 Parcel S is located centrally within the Arborfield Green development, in close proximity to the junction of Princess Marina Drive and Biggs Lane. Part of Parcel S overlooks the 'Moated Site North of the Moat House' which is a Scheduled Ancient Monument and sits to the west of the existing Garrison housing which is being retained as part of the wider site allocation.

- 1.9 We wish to work collaboratively with WBC to develop a high-quality development proposal for the Site.

Description of Development

- 1.10 The reserved matters application to which this Statement relates seeks RM approval for the erection of four detached dwellings at Parcel S, which will be accessed via the same road which will provide access to the Moat House (Refs. 242252 & 242253), from Buttenshaw Avenue. The description of development, as set out on the application form, is as follows:

Application for approval of Reserved Matters pursuant to O/2014/2280 for the erection of 4 detached dwellings and associated infrastructure.

- 1.11 The proposed development has been the subject of pre-application discussions with Officers at Wokingham Borough Council, further details of which can be found within **Section 4** of this Statement.

Accompanying Documentation

- 1.12 This submission is accompanied by several drawings and reports, which demonstrate that the proposals conform to the principles established as part of the hybrid planning permission (Ref. O/2014/2280).
- 1.13 The documents and drawings which accompany this planning application are set out in a separate list, which accompany this submission.

Structure of this Planning Statement

- 1.14 The Planning Statement is structured as follows:
- **Section 2** – sets out the context for the proposed development, including a description of the site, its surroundings and characteristics and constraints along with the site's planning history;
 - **Section 3** – provides a description of the proposed development and an overview of the pre-application discussions with WBC;
 - **Section 4** – provides an overview of national and local planning policy and guidance considered relevant to determination of the application;
 - **Section 5** – provides an assessment of the proposed development against the identified planning policy framework; and
 - **Section 6** – provides a summary of the application and conclusions.

2. SITE & SURROUNDING AREA

- 2.1 The Site is located centrally within Arborfield Green (formally Arborfield Garrison). Arborfield Green and the adjoining land to the south, known as Hogwood Farm, are identified in Policy CP18 of the WBC Core Strategy (2010) as a Strategic Development Location (SDL). This is identified as being capable of delivering around 3,500 new homes, appropriate retail facilities and employment.
- 2.2 Arborfield Green is situated approximately four kilometres to the south-west of Wokingham Town Centre and five kilometres south of the M4 motorway (junction 11). The settlements of Arborfield and Arborfield Cross lie to the north-west, whilst Barkham lies to the northeast.
- 2.3 In April 2015, hybrid planning permission (Ref. O/2014/2280) was granted for the phased redevelopment of Arborfield Green, which forms the northern portion of the SDL. Planning permission was secured for up to 2,000 dwellings, alongside a District Centre, a neighbourhood centre, a primary and secondary school, car parking, public open space, sports pitches, play areas, community gardens/allotments, landscaping, new roads, footpaths, cycleways, bridleways, sustainable urban drainage systems, two new areas of Suitable Alternative Natural Greenspace (SANG), a new roundabout junction to the A327 Reading Road with an extension to the Nine Mile Ride, and new accesses.
- 2.4 Parcel S is identified in the approved Land Use Parameter Plan (Ref. PL06 Rev. L) as a residential parcel, in accordance with the Hybrid planning permission (Ref. O/2014/2280).
- 2.5 As part of the Outline Planning Application, the requirement for a Development Brief was specified under Condition 8 for 'The Moat, Moat House, Parcels S and AA'. As such, the Development Brief was submitted (Ref. 181067) in April 2018 and subsequently approved in April 2019. The Development Brief set out several design principles and parameters for these areas within Arborfield Green.
- 2.6 The Development Brief sets out that, under the outline planning permission, Parcel S is allocated to have 4 or 5 dwelling of up to 3 storeys in height. However, it is proposed that the dwellings of 2 - 2.5 storeys would be a more sensitive response to the Moat House and fitting to the parcels character and landscape, ensuring that the dwellings will assimilate into their surroundings without adversely impacting the natural environment or the amenity of adjacent residents.
- 2.7 The Brief also intends that the dwellings on Parcel S will have an active frontage onto the moat, however, they will be screened and their visual impact softened by trees, hedges and other landscaping.
- 2.8 The density of the development will have regard to the density ranges set out in the Density Parameter Plan (Ref. PL08) approved under the Outline consent. For Parcel S, the Density Parameter Plan requires a density of between 15-27dph (6-11 dpa). However, having regard to the site's constraints, a lower density is envisaged on this parcel.

Site and Surrounding Area

- 2.9 Part of Parcel S overlooks the 'Moated Site North of the Moat House' which is a Scheduled Ancient Monument and sits to the west of the existing Garrison housing which is being retained as part of the wider site allocation.
- 2.10 Parcel S is bordered to the north by Biggs Lane, to the west by the Moat House, and to the south and east by residential properties and their curtilage off Buttenshaw Avenue.
- 2.11 The Site is accessible from Buttenshaw Avenue off Princess Marina Drive and Biggs Lane. The Site is well-contained, bordered by hedgerows and tree cover to the north, east, and south, while the western side borders the Moat House development (Refs. 242252 & 242253). Beyond the hedgerows and tree cover to the north lies Biggs Lane, whilst existing residential development lies to the south and east.
- 2.12 The Site contains several trees, with the majority located along the perimeters of the application boundary. The site is located in Flood Zone 1, which carries the lowest risk of fluvial flooding.
- 2.13 The Site is surrounded by several development parcels, along with existing dwellings which were homes for those working for Defence Infrastructure Organisation, when the site was utilised as an army school. These homes have been retained as part of the wider Arborfield Green development and are located to the east and south of the site. Further east, across Biggs Lane, are Parcels U1 and V2, which received planning consent in 2019 and delivered 111 homes (Ref. 190737). To the west of the site on the adjacent side of Buttenshaw Avenue sits Parcel AA which received consent in 2019 for 44 new homes (Ref. 191753), and the existing cricket square and pavilion, which received consent in 2024 as part of the Sports and Community Infrastructure application (Ref. 223764) for the demolition and redevelopment of the existing Pavilion building along with improvements to the cricket square.
- 2.14 The Site is approximately a 4-minute walk from a bus stop served by the Leopard 3 route, which connects Wokingham and Reading. This service runs every 20 minutes until 8 PM, then hourly until 11 PM, Monday to Saturday, with a half-hourly service on Sundays. The closest train station is Wokingham, located a 11-minute drive away or can be reached via the Leopard 3 bus service. Wokingham train station provides services to Reading and London.

Scheduled Ancient Monument

- 2.15 As stated above, the Scheduled Ancient Monument, known as 'Moated Site North of the Moat House' sits adjacent to the northern boundary of the site, south of Princess Marina Drive. The scheduled area includes the island, ditch and a 2-metre buffer zone. The Monument is characterised by a dry medieval moat with a single island and visible earthworks on the east, south and west sides and its significance is derived from its historic and archaeological interest as a surviving example of a medieval moat.

Planning History

- 2.16 The Site has not been the subject of any recent relevant planning applications other than the aforementioned outline permission.

3. PROPOSED DEVELOPMENT

- 3.1 The application seeks Reserved Matters approval for access, appearance, landscaping, layout and scale in accordance with Condition 3 of the hybrid planning permission.
- 3.2 The proposal seeks to erect four large, detached, 5-bed dwellings. A summary of the proposed dwellings is provided in **Table 1**.

Table 3.1 Proposed Housing Mix

Dwelling No.	No. of Beds	Size (m ²)
1	5	319.2
2	5	294.1
3	5	319.2
4	5	320.4

- 3.3 Policy CP5 of the Wokingham Core Strategy requires developments of 5 dwellings (net) or more or 0.16 ha (net) or larger within Strategic Development Locations to deliver a minimum of 35% of the total number of units. In this case, this equates to 1 unit of affordable housing at Parcel S.
- 3.4 However, during pre-application discussions with WBC, it has been agreed that the requirement for an affordable home on Parcel S can be delivered through Arborfield Parcels V1 or L. The affordable housing schedule (with the Section 106 attached to the Outline Planning Permission) does not require each development zone or parcel to include 20% affordable housing; as such there is flexibility in how the 20% affordable homes are to be delivered across the wider site i.e., the affordable housing scheme for Parcel V1 could pick up one affordable unit from S1.
- 3.5 Parcels V1 & L will be delivered by Crest Nicholson Chiltern ('Crest'), who are committed to delivering the required 20% affordable housing at Arborfield, as per the section 106 agreement tied to the outline planning application. Crest have set out anticipated timings for delivery of Parcels V1 and L, in which the completions of the first affordable home at each parcel is currently set for Q1 2028 and Q1 2029 respectively. As such, Parcel S will be delivering 4, detached, market dwellings on-site, with required one affordable unit delivered on Parcel V1 or L.
- 3.6 The Site will be accessed via an existing private road from Buttenshaw Avenue, which currently provides access into the Moat House development. An extension of this road will be required to access the four dwellings. It is intended that the access road will remain private, with the management and maintenance of the access road undertaken by a dedicated Management Company.
- 3.7 Eight parking spaces are proposed, accessed via the extension of the private road from Buttenshaw Avenue, with spaces provided with electric vehicle charging (EVC) infrastructure.

The proposals therefore accord with Appendix 2 of the Management Development Delivery (MDD).

- 3.8 Formal landscape elements, such as parkland trees, manicured hedges, railings, and boundary walls will be implemented to preserve the area's open character while complementing the proposed development.

Pre-Application Engagement

- 3.9 The Applicant submitted a pre-application request to WBC in December 2024 to seek advice relating to the erection of four detached dwellings at Parcel S.
- 3.10 A virtual meeting was held on the 19th January 2025. Following discussions with officers, the following amendments have been made:
- Rotation to the frontage of Plot 2, in order to improve the relation to the Moat House; and
 - Changes to the gates leading to Plots 1 & 4, in order to satisfy concerns from the Heritage Officer.

4. PLANNING POLICY CONTEXT

- 4.1 This section provides a summary of the relevant planning policy framework against which the planning application will be determined.
- 4.2 Section 38 of the Planning Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The development plan for WBC currently comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).
- 4.4 The National Planning Policy Framework (2021), Planning Practice Guidance (PPG) and Wokingham Borough Council Supplementary Planning Documents (SPDs), in particular the Arborfield Garrison Strategic Development Location (SDL), are also relevant material considerations.

National Policy

National Planning Policy Framework (NPPF) (December 2024)

- 4.5 The NPPF provides an overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 4.6 The overarching national planning policy theme evident within the NPPF is a presumption in favour of sustainable development, which the Government has advised should be at the heart of the planning system.
- 4.7 Paragraph 8 of the NPPF establishes that:

“...achieving sustainable development means that the planning system has three overarching objectives. These objectives give rise to the need for the planning system to perform a number of roles:

- *a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

- *c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

4.8 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development. In addition, paragraph 11 advises that development that accords with an up-to-date development plan should be approved “*without delay*”.

4.9 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development. Paragraph 39 states:

“Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.

4.10 The Government also attaches great importance to conserving and enhancing the historic environment (Section 16 of NPPF). Paragraph 208 states local planning authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal taking into account of the available evidence and any necessary expertise.

4.11 Furthermore, paragraph 210 states local planning authorities should take account of:

- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

4.12 Paragraph 215 states “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*”

Planning Practice Guidance (PPG)

4.13 The Planning Practice Guidance sets out guidance on a wide range of topics which are considered relevant to the determination of this application, including inter alia:

- Design;
- Climate Change;
- Historic Environment;

- Natural Environment;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Renewable and low carbon energy; and
- Travel plans, transport assessment and statements in decision-taking.

Partially Revoked South-East Plan

- 4.14 Policy NRM6 of the partially revoked south-east plan states new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures should be agreed with Natural England.

Local Policy

- 4.15 As indicated above, the Development Plan for WBC currently comprises the Wokingham Borough Core Strategy (2010), and Management Development Delivery (MDD) Local Plan (2014).
- 4.16 Local planning policies from these documents which are considered to be relevant to the determination of this application are set out below.

Wokingham Borough Core Strategy (2010)

- 4.17 The Wokingham Core Strategy (2010) sets the strategic direction for the Borough up to 2026. The following policies from this are considered to be relevant to the determination of this application:
- CP1 – Sustainable Development;
 - CP2 – Inclusive Communities;
 - CP3 – General Principle for Development;
 - CP4 – Infrastructure Requirements;
 - CP5 – Housing Mix, Density & Affordability;
 - CP6 – Managing Travel Demand;
 - CP7 – Biodiversity;
 - CP8 – Thames Basin Heaths Special Protection Area;
 - CP9 – Scale & Location of Development Proposals; and
 - CP18 – Arborfield Garrison Strategic Development Location.

Wokingham Borough Management Development Delivery Document (MDD) (2014)

4.18 The MDD takes forward and develops the policies of the Core Strategy. It contains a number of cross cutting policies which have particular relevance when considering the detailed aspects of the Reserved Matters applications. The following policies are considered relevant to this application:

- CC01 – Presumption in Favour of Sustainable Development;
- CC03 – Green Infrastructure, Trees & Landscaping;
- CC04 – Sustainable Design & Construction;
- CC05 – Renewable Energy & Decentralised Energy Networks;
- CC06 – Noise;
- CC07 – Parking;
- CC09 – Development & Flood Risk (from all sources);
- CC10 – Sustainable Drainage;
- TB05 – Housing Mix;
- TB07 – Internal Space Standards;
- TB08 – Open Space, Sports & Recreational Facilities Standards for Residential Development;
- TB21 – Landscape Character;
- TB23 – Biodiversity & Development; and
- TB24 – Designated Heritage Assets.

Emerging Local Plan

- 4.19 Wokingham Borough Council are currently in the process of undertaking a Local Plan Update which will help guide the future development strategy and long-term spatial vision for the Borough in the years up to 2036.
- 4.20 The Local Plan Update 2023-2040: Proposed Submission Plan (LPU) was submitted to the Secretary of State on 28th February 2025, with adoption of the plan currently anticipated for May 2026.
- 4.21 As such, substantial weight is given to the policies within the LPU as per Paragraph 49(a) of the NPPF (2024).

Arborfield & Barkham Neighbourhood Plan (2019 – 2036)

4.22 The Arborfield & Barkham Neighbourhood Plan was made on 22nd April 2020 and now forms part of the statutory development plan for the area. The following policies from this are considered to be relevant to the determination of this pre-application submission:

- IRS2: Recognise, Respect & Preserve Identity & Rural Setting of Settlements;
- IRS3: Protection & Enhancement of the Natural Environment & Green Spaces;
- IRS4: Protection & Enhancement of the Historic Character of the Area;
- AD1: New Development within Development Limits;
- AD2: Prioritising Housing for Local Needs; and
- AD3: High Quality Development with Generous Open Space, Properly Landscaped.

Other Relevant Documents

4.23 As provided for in Policy CP18 of the Core Strategy, the development of the Arborfield Garrison SDL is guided by a Supplementary Planning Document (SPD) which was adopted by the Council in October 2011.

4.24 The Arborfield Garrison SPD does not contain detailed proposals for the SDL, although it is a material consideration in determining the planning application.

4.25 Additionally, the approved Development Brief for the 'Moat House Area' (Ref. 181067) is a material consideration. This document evaluates the site's constraints and opportunities, outlining key design strategies and principles aimed at guiding the future development of The Moat Area. It also establishes the approach to be taken in developing The Moat, Moat House, Parcel S, and Parcel AA.

4.26 Further guidance of relevance to the development of the Moat House is included in the following SPDs:

- The Borough Design Guide SPD (2012); and
- The Sustainable Design and Construction SPD (2010).

4.27 Relevant extracts from the planning policies and guidance documents highlighted above are discussed in relation to the proposed development in **Section 3** and also (where relevant) in the technical reports, drawings and associated documents which are included as part of this submission.

5. PLANNING ASSESSMENT

- 5.1 This section of the Planning Statement provides an assessment of the proposed development against relevant planning policy and other material considerations.

Principle of Development

- 5.2 The Site sits within the wider Arborfield Garrison SDL which is identified as an allocated strategic site for housing and associated infrastructure in Policy CP17 of the Core Strategy. Policy CP18 of the Core Strategy sets out requirements for the SDL which is to deliver 'a sustainable, well designed mixed-use development' which includes the provision of new homes.
- 5.3 Hybrid planning permission for the redevelopment of Arborfield Garrison was granted in April 2015 (Ref. O/2014/2280). As per the outline permission of the original hybrid application, up to 2,000 dwellings must be delivered as part of the SDL.
- 5.4 Furthermore, Policy CC02 of the MDD states "*development proposals within the areas allocated as SDL in the adopted Core Strategy (policies CP18-21) will be permitted that are within the identified development limits*".
- 5.5 Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals which maintain or enhance the high quality of the environment and provide attractive, functional, accessible, safe, secure, and adaptable schemes which enhance the overall sustainability of the area.
- 5.6 The site sits centrally within the Arborfield Garrison SDL and within the development limits.
- 5.7 As discussed above, the site sits within the Development Limits where the principle of residential development is supported. The proposal would have clear social and economic benefits, and the site would be in a sustainable location.
- 5.8 The social benefit (and ultimately also an environmental benefit), of making a much more effective and efficient use of the land in this context, through creating a well-designed development, which will improve the local areas sense of place, ensures that the scheme demonstrably outweighs any adverse impact which may arise from the development.
- 5.9 The development plan also makes it clear there is a significant need for new housing and PDL should be utilised. This is consistent with Paragraph 124(c) of the NPPF, which notes that decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes'.
- 5.10 The principle of development has therefore been established as part of the hybrid planning permission for Arborfield Garrison. This RM application for Parcel S therefore seeks to meet the requirements of Condition 3 (Approval of details of the appearance, landscaping, layout and scale of development for each phase) of the hybrid planning permission and contribute to the delivery of this SDL.

- 5.11 Condition 1 of the hybrid planning permission sets out the approved plans and documents with which any subsequent RM application must accord.
- 5.12 Given that this RM application relates to only a portion of the Arborfield SDL it is not necessary or relevant to demonstrate compliance with all of the drawings set out in Condition 1 as a number of not pertinent to the submission. The drawings, which would be most relevant to Parcel S and this submission are as follows:

Table 5.1 Relevant Approved Drawings

Drawing Number	Drawing Title
PL06 Rev. L	Land Use Parameter Plan
PL08 Rev. J	Density Parameter Plan
PL09 Rev. P	Building Storey Heights Parameter Plan
PL10 Rev. L	Movement and Access Parameter Plan
PL11 Rev. L	Open Space Parameter Plan

- 5.13 Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals which maintain or enhance the high quality of the environment and provide attractive functional, accessible, safe, secure, and adaptable schemes which enhance the overall sustainability of the area.
- 5.14 Given the above, the principle of the redevelopment of Parcel S to provide four residential dwellings is in line with planning policy and therefore the principle of development is acceptable.

Housing Mix & Tenure

- 5.15 Policy CP5 of the Core Strategy and Policy TB05 of the MDD state that planning permission will be granted for residential development which provides a mix and balance of densities, dwelling types, tenures and sizes. The housing mix of residential proposals should meet the current and projected needs of households and reflect the underlying character of the local area. Furthermore, TB07 requires new residential development to meet internal space standards.
- 5.16 The proposed development includes five-bedroom dwellings, all of which meet the required internal space standards. The development meets the minimum threshold for providing affordable housing, and as such, in accordance with Policy CP5, affordable housing is required to be delivered as part of this scheme.
- 5.17 However, it has been agreed with WBC that the required affordable home would be delivered as part of an alternative Arborfield parcel, either parcel V1 & L delivered by Crest; this is explained in **Section 3**.
- 5.18 Given the above, the proposed development complies with Policy CP5, TB05 and TB07.

Landscape & Open Space

- 5.19 Policies CC03 and TB21 of the MDD state that development proposals should incorporate high quality planting and landscaping, and proposals must retain or enhance features which contribute to the character of the landscape and the overall landscape value of the site. In addition, development proposals should demonstrate how they have promoted accessibility, linkages and permeability between and within existing corridors and incorporate high quality planting and landscaping.
- 5.20 Furthermore, Policy TB08 of the MDD requires open space, indoor or outdoor play and sport and recreational facilities to be provided on site as part of residential development proposals to improve the accessibility and quality of local facilities.
- 5.21 This application adopts a landscape-led strategy through enhancing the existing vegetation on the site to create an attractive environment to live. The submitted landscape scheme (as shown on drawing Ref. 1671/001) has been developed around the principle of the retention and reinforcement of the site's character and vegetated setting.
- 5.22 It has therefore been demonstrated that the development of the site would cause no harm to the character and appearance of the area, offering a number of opportunities to improve the existing landscape whilst complementing the heritage asset. As such the proposals accord with Policy CC03, TB08, and TB21.

Arboriculture

- 5.23 Policy CC03 of the MDD requires developments to protect and retain existing trees, hedges and other landscape features whilst Policy CP7 of the Core Strategy seeks to protect and enhance the environment and landscape features of a development site in order to support flora and fauna.
- 5.24 An Arboricultural Implications Assessment (AIA) has been provided by SJA Trees ('SJA') as part of the RM application to demonstrate that the arboricultural impact of the proposed development is of a low magnitude.
- 5.25 SJA surveyed forty-seven individual trees, five groups of trees, two hedges and one area of woodland growing within or immediately adjacent to the site. There is a relatively even distribution of species across the site, with the most commonly found species being English oak, most of have reached maturity and form the majority of the main arboricultural features of the site. Sycamore is also prevalent on the site, being notable in terms of both size and numbers; these specimens are mainly concentrated towards the southern boundary.
- 5.26 The arboricultural character of the site is comprised mainly of native and naturalised broad-leaved specimens such as English oak and beech, with some nonnative species such as flowering cherry and Western red cedar. Trees are concentrated around boundary areas, with the interior of the site being mostly open ground with some isolated areas of self-seeded scrub.
- 5.27 There are two category 'A' trees and 14 category 'B' specimens. The remaining twenty-seven trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low

landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these. 3.2.5. Of the groups of trees, and hedges, none have been assessed as category 'A', two as category 'B', and the remaining five as category 'C'.

- 5.28 Nineteen of the trees on this site are covered by a tree preservation order ('TPO'), two of which are to be removed.
- 5.29 To accommodate the proposed development, as shown on the proposed layout plan, twelve individual trees are to be removed. Two groups of trees and one hedge are to be removed as part of the proposals.
- 5.30 Overall, the proposed development would not have a significantly greater arboricultural impact than that which was previously assessed as part of the hybrid planning application. Indeed, the proposed development would have no adverse arboricultural impact on the character or appearance of the local landscape or the amenity or biodiversity which the existing trees provide.

Access & Parking

- 5.31 Policies CP4 and CP5 of the Core Strategy state that planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure and associated services have been made. These works must take into account the cumulative impact of the development and provide for sustainable forms of transport whilst enhancing road safety.
- 5.32 A Transport Assessment has been prepared by Create CE Ltd to support this application which assesses the proposal in respect of vehicular access, trip generation, servicing and deliveries and parking provision.
- 5.33 The Site is currently accessed via a private road from Buttenshaw Avenue. As part of this application, no amendments are required to the existing access to the site which will be retained. It is intended that the access road will remain private, with the management and maintenance of the access road undertaken by a dedicated Management Company.
- 5.34 The quantum of car parking proposed to serve the scheme equates to 2 spaces per dwelling (8 spaces in total). This is in line with WBC's guidance and has been assessed using the Council's "Parking Demand Calculation Sheet" provided as an Excel Spreadsheet. At this stage, given its modest scale, it is not proposed to include any "unallocated" visitor parking as part of the scheme.
- 5.35 With respect to Electric Vehicle (EV) charging, there would need to be one EV space per dwelling for the scheme to be Part S (Building Regulations) compliant. Therefore, each of the proposed dwellings would be furnished with charging facilities and have direct access to an EV charging point.
- 5.36 In addition, the scheme complies with the requirement within Appendix 2 of the adopted MDD (2014) to show that car parking spaces identified to serve each dwelling are within an acceptable distance (normally 25m) from that dwelling.

- 5.37 In summary, the proposal and associated access arrangements meet design standards and can be accessed safely by both car and non-car modes. The vehicular trips generated by the development can be accommodated on the local highway network. As such, the proposal is acceptable with regard to transport/highways.

Flood Risk & Surface Water Management

- 5.38 Policies CC09 and CC10 from the MDD require all sources of flood risk to be taken into account at all stages of a planning application. The policies require applications to demonstrate that surface water arising from the proposed development will be managed in a sustainable manner. Proposals must also take account of climate change and guide development into the lowest areas of flood risk in the first instance.
- 5.39 A Foul & Surface Water Drainage Strategy and Flood Risk Assessment were previously prepared for the entire SDL and assessed the potential for draining the proposed development and quantified the risk from all sources of flooding. These strategies were developed in conjunction with WBC and were approved as part of the hybrid planning permission.
- 5.40 To support this application, a Drainage Statement & Flood Risk Statement have been prepared which demonstrates that the proposals accord with the Site Wide Strategies previously approved.

Heritage & Archaeology

- 5.41 Policy TB24 of the MDD states the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special historic interest of the monument including its setting and views. Policy CP3 of the Core Strategy states planning permission will be granted for proposals that have no detrimental impact upon important heritage.
- 5.42 A Heritage Statement, prepared by Icen Projects, accompanies this application.
- 5.43 Part of Parcel S overlooks the 'Moated site north of Moat House' which is a Scheduled Monument and sits to the west of the Moat House which is Grade II listed. The Site is also located adjacent to the Moat House, a Grade II Listed Building.
- 5.44 All four proposed dwellings are detached, stand at two storeys, and have private gardens. Each dwelling has a different design to reflect the distinct and bespoke character of this area.
- 5.45 A native hedge will be added to screen Plots 3 & 4 from the Moat House. The existing utilitarian buildings on the Site will be removed. A new building on Plot 1 will site where the previous building (now removed) stood. This will be located slightly south of where the original building stood and will be screened with a row of hedges. A gate will be added to Plot 1.
- 5.46 The landscape setting of the Moat House will be retained, and new hedges and trees will be added to provide privacy between the new dwellings and screen them from the heritage assets.

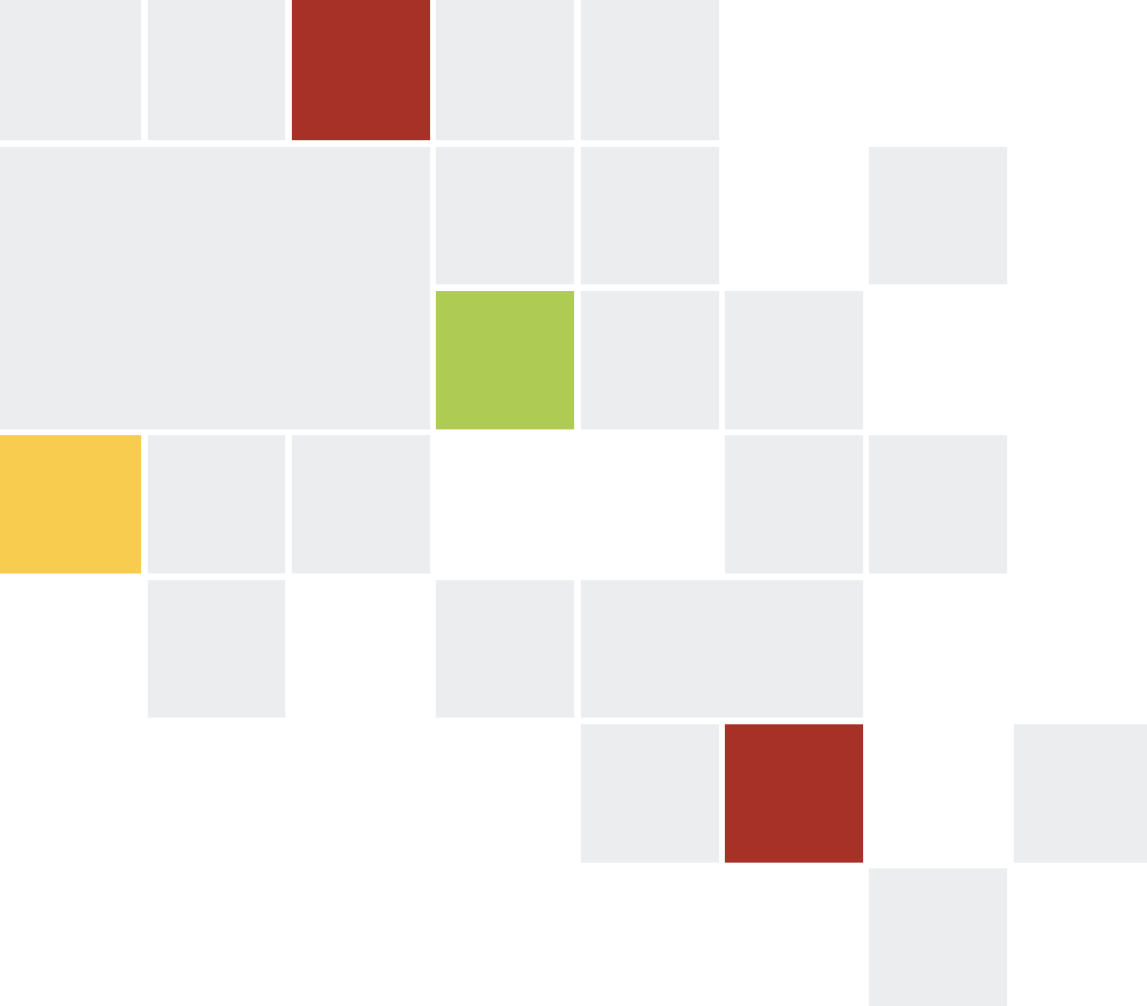
- 5.47 This approach shows that consideration has been given to the setting of the heritage assets to preserve the setting of the Listed Building and Scheduled Monument. The planting responds to the existing character whilst also providing appropriate screening for the residential development so that the need for open space near the Moat House and privacy around the proposed houses is well balanced.
- 5.48 The proposal is considered to bring welcome benefits to the setting of the Moat House and the Moated site to the north of Moat House. The proposals have built upon heritage specific guidance to ensure the proposed scheme is sensitive to the special interest of the Listed Building and Scheduled Monument. As a result, it is considered that the proposed scheme would result in overall no harm and provide a sensitive and practical modern day use for the Site.
- 5.49 As such, the proposal will not cause harm to the identified heritage assets. As such, the proposals are compliant with the Wokingham Core Strategy (2010), the MDD Local Plan (2014), the Arborfield & Barkham Neighbourhood Plan 2019-2036 (2020), the NPPF (2024), the Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan (2025) and the Planning (Listed Buildings and Conservation Areas Act) 1990.

Energy & Sustainability

- 5.50 Policy CP1 of the Core Strategy and conditions 51 & 52 from the hybrid planning permission states the reserved matters for each phase of the development shall include either: a) details to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L Building Regulations (2013); or b) an alternative strategy which can demonstrate a greater carbon saving.
- 5.51 The Government introduced an updated revision in Building Regulations, known as Part L 2021 in December 2021, which will come into effect for buildings where construction is commenced after 15 June 2023.
- 5.52 An Energy and Sustainability Statement has been prepared by AES Sustainability Consultants and submitted with this application.

6. SUMMARY AND CONCLUSION

- 6.1 The reserved matters application to which this Statement relates is submitted on behalf of Hicks Developments Ltd and seeks RM approval for the erection of four detached dwellings at Parcel S, pursuant to the original outline permission (Ref. O/2014/2280). The proposal also includes the provision of parking spaces, and facilities for bin and cycle storage.
- 6.2 Overall, this Statement demonstrates the proposal would be in conformity with the Council's Development Plan, the Moat House Area Development Brief, the Arborfield Garrison Strategic Development Location SPD, as well as National Policy as set out in the NPPF.
- 6.3 This planning application and the proposals contained therein are therefore commended to the Council for due consideration.



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