

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252215
Site Address:	Arborfield Green District Centre, Sheerlands Road
Expiry Date:	05 December 2025 (EoT)
Proposal:	Full application for a temporary access from Sheerlands Road and a temporary footpath connecting the site to Arborfield Green (Parcel A), for a period of five years.

PLANNING CONSTRAINTS/STATUS

Strategic Development Location (SDL) – Arborfield Garrison
Modest Development Location
Land liable to flood
Tree Preservation Order - TPO-1594-2017 (20m west of site)
Part of site within Flood Zone 3b
Thames Basin Heaths - Special Protection Area – 5 and 7 km

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery CP18 – Arborfield Garrison Strategic Development Location Appendix 7 – Additional Guidance for the Development of Strategic Development Locations
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Barkham Village Design Statement

	Arborfield and Barkham Neighbourhood Plan
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RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2280	<p>OUTLINE PLANNING 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 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p> <p>PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at</p>	Approved 02/04/2015

	Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
153336	Reserved Matters application pursuant to planning consent O/2014/2280. The application relates to the Nine Mile Ride Extension, School Access Road and A327 Roundabout. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 24/03/2016
230872	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage	Approved 17.10.2023
232927	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a food store, including the creation of the store building, public realm area, service vehicle access and service yard, customer car park with access from district centre spine road, landscaping, drainage and associated infrastructure.	Approved 23.02.2024
242822	Application for non-material amendment to Reserved Matters approval 230872 for substations repositioning, road and footway realignment, alterations to parking spaces plus amendments to the proposed cycle storage.	Approved 22/11/2024
251327	Application for non-material amendment to Reserved Matters approval 230872 for adjustment of rear boundaries of Plots 187, Plots 190 & 204, and the rear boundary of the Pre-School. Re-siting of plots 187-189.	Approved 25/06/2025
252225	Application for non-material amendment to planning consent 230872 to allow revisions to the drawings for the proposed parking spaces, window heights and layout adjustments.	Approved 30/10/2025

CONSULTATION RESPONSES

SDL Landscape and Trees	No objection
SDL Highways	No objection
SDL Flooding & Drainage	No objection

REPRESENTATIONS

Barkham Parish Council	<i>"No comments at this time."</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application pertains to an area to the far west of the District Centre parcels at Arborfield Garrison and adjoins Sheerlands Road and the Nine Mile Ride Extension. The proposal seeks to facilitate a temporary access from Sheerlands Road to a sales and marketing office hosted within units 1 and 2 of Reserved Matters approval 230872. Planning permission for the access and parking arrangement is sought for a temporary period of five years.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.

Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015 under O/2014/2280. This established the principle for development for up to 2,000 new dwellings, a district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS).

Reserved Matters were subsequently approved for the district centre parcels under 230872; however it did not specify that an access would be formed in this location. Therefore, whilst the principal of development for the district centre and detailed layout for the development has already been established, the formation of an access in this location requires planning permission. The temporary sales and marketing activities that are to be facilitated by the access would be undertaken within buildings (units 1 and 2) as previously approved under Reserved Matters application 230872.

Landscape Character of the Area:

Core Strategy Policies CP1, Sustainable Development and CP3, General Principles for Development require a high quality design that respects its context. This is amplified by MDDL Policies CC03, Green Infrastructure, Trees and Landscaping and TB21, Landscape Character and the Arborfield SPD. Development proposals are to protect and enhance the Borough's green infrastructure; retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting within the context of the Council's Landscape Character Assessment.

The development would not result in the loss of trees. It is proposed that, after a period of five years, the land would be reinstated in accordance with a landscaping scheme pursuant to the Arborfield Green planning permission and Reserved Matters approval 230872.

Neighbouring Amenity:

The access is necessary to facilitate a sales and marketing office and is a common feature for developments of this scale. The access road land was previously used as a haul road / construction access. The proposed use will generate minimal traffic and does not provide a through-route to Stable Path. As such, the development is not considered to result in an unacceptable impact on neighbouring amenity.

Access and Movement:

Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand seek to manage travel demand by a variety of measures. The travel impacts of the Arborfield SDL development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the S106 legal agreement.

The temporary access is proposed to be 4.8m wide, accompanied with a 3.5m wide footpath to support both vehicular and pedestrian movement. A pedestrian crossing is also proposed across the temporary access road. Appropriate visibility splays and vehicle tracking have been demonstrated. The use of full height HB2 kerb will prevent a rat-run through to Stable Path. No objection is raised by the highways officer in respect to the design or supporting Road Safety Audit.

Flooding and Drainage:

Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new

development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner.

The levels and drainage proposed for this application are in accordance with the approved planning details (ref condition 14, 251183), which specifically relate to this area of the site. The design does not alter the levels within this area. Relative to the approved Reserved Matters plans, no additional flood risk has been identified; the temporary drainage arrangement and surface water catchment are consistent with the approved permanent design.

Ecology:

The formation of the access itself corresponds to a small area of land previously used as a haul route / construction access – an image from 2019 is below. Aside from two temporary unallocated parking spaces, the remainder of the site is to be developed in accordance with Reserved Matters approval 230872. The land subject to temporary use will ultimately be landscaped in accordance with the Reserved Matters application (this approval subject to planning conditions) at the conclusion of the temporary period.



Thames Basin Heaths Special Protection Area:

Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), adequate measures to avoid and mitigate any potential adverse effects are to be delivered. In this case as the proposal is for a road access (non-residential development), no appropriate assessment is required.

Community Infrastructure Levy:

The proposal is not CIL liable development.

Conclusion:

The proposed access is necessary to facilitate sales and marketing activities associated with the Arborfield Green District Centre development. The application has demonstrated this could be implemented in a satisfactory manner. Access arrangements for this part of the District Centre site will revert to those approved under Reserved Matters 230872; condition 3 refers.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Recommended draft conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the following submitted application plans and drawings received by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

22585-23-04-Temporary Access GA_P5

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Temporary use period

3. Use as an access shall be discontinued on or before five years from the date of this permission and the land, including temporary unallocated parking spaces, shall be reinstated to its former condition, or otherwise in accordance with:

- a) Details approved through a Reserved Matters application (or planning

condition) pursuant to outline planning permission O/2014/2280 (or if varied, any successor planning permission), OR;

b) a scheme of work that shall have first been submitted to and approved in writing by the local planning authority, which for the avoidance of doubt shall include details of soft and hard landscaping.

Reason: The suitability of the site for longer term use as an access has not been assessed by the Local Planning Authority and may not be appropriate in conjunction with the emerging SDL development. Relevant policy: Core Strategy policies CP1, CP3, CP6.

Informatives:

1. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

5. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

6. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

7. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by

them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections / supplies to the site are coordinated to take place wherever possible at the same time.

8. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

9. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

RECOMMENDATION	
Conditions agreed:	N/A
Recommendation:	Approve
Date:	02/12/2025

Recommendation agreed by: (Authorised Officer)	NC
Date:	02/12/2025