



Supporting Planning Statement

Reserved Matters Submission pursuant to
outline permission O/2014/2280
comprising landscaping, substation and balancing pond

Linear Park Phase 3A, Arborfield Green, Berkshire

Prepared on behalf of
Crest Nicholson Chiltern

CC Town Planning Limited
Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG

Tel: 01604 346346

www.cctownplanning.co.uk

August 25

Table of Contents

1	INTRODUCTION	1
2	SITE AND SURROUNDINGS.....	2
3	THE PROPOSED DEVELOPMENT	3
4	PLANNING HISTORY	3
5	PLANNING POLICY CONTEXT	3
6	PLANNING JUSTIFICATION	5
7	CONCLUSION	6

1 INTRODUCTION

1.1 CC Town Planning have been appointed by Crest Nicholson Chiltern ('the Applicant') to prepare a detailed Planning Statement to accompany a Reserved Matters planning application pursuant to outline permission O/2014/2280 at Linear Park Phase 3A, Arborfield Green ('the site').

1.2 The planning application is submitted to Wokingham Borough Council ('WBC') as the determining Local Planning Authority ('LPA') for the area.

1.3 The development description is as follows:

'Reserved Matters planning application pursuant to outline permission O/2014/2280 comprising landscaping, substation and balancing pond'

1.4 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows;

Section 2: Site & Surroundings

Section 3: Planning History

Section 4: The Proposed Development

Section 5: Planning Policy Context

Section 6: Planning Justification

Section 7: Conclusion

1.5 A full list of the supporting drawings and reports submitted with the planning application are provided within the accompanying covering letter.

Discharge of Conditions

1.6 Alongside the submission of a Reserved Matters application, it is also intended to make submissions to discharge some of the remaining conditions from the outline permission. A full list of the conditions to be discharged, along with the relevant information submitted, is provided within the accompanying covering letter.

2 SITE AND SURROUNDINGS

- 2.1 The application site is comprised of the Linear Park Phase 3A of the Arborfield Garrison Strategic site. The wider site was granted outline planning permission on 1st April 2015 ref. (O/2014/2280) for the development of up to 2000 dwellings. The site is now coming forward via reserved matters applications on individual parcels.
- 2.2 The Linear Park Phase 3a site is located within the heart of the overall Arborfield Green site. The site is predominantly comprised of vacant land, as well as an already constructed drainage pond which will serve the residential parcel to the north.
- 2.3 To the north of the site is Parcel N, which is comprised of residential development. To the south of the site is the district centre, to be comprised of residential dwellings, commercial space, pub, community centre, nursery and pre-school.
- 2.4 To the east is an allotment site, and to the west is to be the site for an orchard. Both of these parcels will come forward for Reserved Matters approval separately.
- 2.5 The below extract from the submitted site location plan clearly details the extent and location of the site.



Figure 1 - Extract from Submitted Site Location Plan

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is for the creation of a linear park to the south of parcel N. The linear park will be comprised of hedge and shrub planting, grass land area, wildflower areas, tree planting, large feature trees; and neater hedge planting alongside the parking bays adjacent to the red line boundary to provide a softer barrier between vehicles and pedestrians. All existing trees will be retained with the exception of a length of hawthorn to enable an outfall to the pond. A pedestrian footpath is also proposed out towards the east to improve pedestrian connectivity across the sites in the surrounding area. The site will also include wooden benches and a wooden bin.
- 3.2 The existing attenuation basin will also be retained, with a post and rail fencing proposed around its edge for safety.
- 3.3 The proposed development also includes the creation of a new substation, required to serve both parcel N and the new district centre to the south. The substation will be in red-brick with grey tile roof. Hedge and shrub planting will soften the impact of the built form.
- 3.4 Vehicular access to the substation will be taken from the new road serving Parcel N. The visitor parking spaces along this road can be utilized by any service vehicles visiting the sub station, rather than creating a separate parking space which would increase hardstanding in the area.

4 PLANNING HISTORY

- 4.1 Outline planning permission was granted on the wider site on 1st April 2015 ref. (2014/2280) for the development of up to 2000 dwellings.
- 4.2 The application site is comprised of the Linear Park Phase 3a site, and there is no material planning history for this parcel itself.

5 PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that decisions on planning applications be taken in accordance with the development plan, unless material considerations indicate otherwise. This is also reinforced within the National Planning Policy Framework (NPPF) at Paragraph 2.
- 5.2 In assessing the planning policy context, consideration has been given to the adopted development plan along with relevant supplementary planning guidance and also to national

planning guidance. All relevant documents are set out below in order of national and local levels.

National Planning Policy Framework (2024)

- 5.3 The National Planning Policy Framework ('NPPF') (updated in December 2024) sets out the Government's planning policies for England and states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document sets out the Government's view of sustainable development and gives an overview of the economic, social and environmental roles which planning should play.
- 5.4 At the heart of the NPPF at Paragraph 11 lies the 'presumption in favour of sustainable development' which sets out that for decision making this means;
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.5 Section 8 of the NPPF relates to the need to achieve healthy, inclusive and safe places and beautiful buildings, and requires development to promote social interaction, be safe and accessible and enable and support healthy lives.

The Development Plan

- 5.6 The statutory Development Plan for the application site is currently comprised of the following:
- Wokingham Borough Local Development Framework: Adopted Core Strategy Development Plan Document. Adopted January 2010
 - Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan. Adopted February 2014
 - Arborfield and Barkham Neighbourhood Plan. Made April 2020

- 5.7 Those policies considered relevant to this Reserved Matters submission are outlined below.

Core Strategy (2010)

- 5.8 Policy 'CP1: Sustainable Development' sets out general principles for development proposals to meet to be considered acceptable, including the need to enhance the quality of the environment, minimise pollutants, limit adverse effects on water quality, and provide adequate drainage.

Managing Development Delivery (MDD) Local Plan (2014)

- 5.9 Policy 'CC10: Sustainable Drainage' requires development proposals to ensure surface water arising from the development to be managed in a sustainable manner.

Arborfield and Barkham Neighbourhood Plan (2020)

- 5.10 Policy 'AD3: High Quality Development with Generous Open Space, Properly Landscaped' requires new developments to reflect the rural character and historic context of the existing dwellings within the Plan Area, and must deliver good design.

Other Relevant Documents

Emerging Local Plan

- 5.11 The Council are currently progressing work on a new Local Plan – the Local Plan Update 2023-2040 (LPU).
- 5.12 The proposed submission version of the plan was submitted to the Secretary of State for examination by an Independent Planning Inspector on 28 February 2025. As the plan is currently yet to be examined, it holds little weighting in decision making at this time.

6 PLANNING JUSTIFICATION

- 6.1 The following section seeks to provide justification for the proposed development in light of the content of the relevant planning policies identified above.
- 6.2 The proposed development firstly allows for the creation of a substation to serve the residential development to the north (Parcel N) and the new district centre to the south. The substation has been sited to have minimal impact upon the adjacent open space as well as the adjacent residential development. The building itself has been designed to be in keeping with the adjacent development, using red-brick and grey tiles, and looks similar to the garages found in the adjacent site. Landscaping has been used to soften the edge of the built form and blend it even further with the surrounding linear park. To further reduce the built

form and creation of new hardstanding, it is proposed to utilise the visitor parking spaces adjacent to the site, instead of creating a new parking area, given that it would rarely be used.

- 6.3 The linear park itself will be comprised of hedge and shrub planting, grass land area, wildflower areas, tree planting and large feature trees. The linear park will also include some neater hedge planting alongside the parking bays adjacent to the red line boundary, to provide a softer barrier between vehicles and pedestrians. All existing trees will be retained with the exception of a length of hawthorn to enable an outfall to the pond. A pedestrian footpath is also proposed out towards the east to improve pedestrian connectivity across the sites in the surrounding area. The site will also include wooden benches and a wooden bin.
- 6.4 The linear park will therefore provide a softer edge to the development at Parcel N, and provide for a transition zone between Parcel N and the development to the south. The linear park will provide a form of open space for the enjoyment of local residents, complete with benches for use by members of the public, as well as a bin to ensure the area remains tidy and well-kept. The feature trees will also enhance the gateway entrance to parcel N and will enhance the amenity value of the surrounding area.
- 6.5 The linear park will also deliver biodiversity and ecology benefits, and the submission is accompanied by a full suite of ecology and landscaping documents.
- 6.6 The application site includes an attenuation basin which has already been delivered and serves the development to the north. It is proposed to erect post and rail fencing around the basin for the safety of pedestrians using the linear park.
- 6.7 Overall it is considered that the proposed development will allow for the construction of much needed infrastructure alongside a well-designed linear park which will deliver environmental, visual, biodiversity, amenity and social benefits. The proposed development is not contrary to any Development Plan policies.

7 CONCLUSION

- 7.1 This statement has been prepared by CC Town Planning to accompany a Reserved Matters application pursuant to outline permission O/2014/2280, at Linear Park Ph3a, Arborfield Green.
- 7.2 The proposed development is for the delivery of a substation and linear park, complete with pedestrian footpath, landscaping and benches.
- 7.3 This accompanying Planning Statement has set out that the proposed scheme allow for the construction of much needed infrastructure alongside a well-designed linear park which will deliver environmental, visual, biodiversity, amenity and social benefits.

- 7.4 In summary, it has been demonstrated that the proposed scheme is in full accordance with the various Development Plan documents as set out above, as well as the national planning policies contained within the NPPF (as updated in December 2024).
- 7.5 As such, we respectfully request that approval of the Reserved Matters be granted for this proposed development at the earliest opportunity possible.