



## Anwyl Land Limited

# Proposed Residential Development of Land off Langley Common Road, Arborfield

## Frequently Asked Questions – Pre-Application Public Consultation

### 1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing an outline planning application (all matters reserved save for means of access) on behalf of Anwyl Land Limited<sup>1</sup> for a proposed residential development of up to 50 dwellings together with public open space and associated works.

We have been instructed to notify neighbouring homes and businesses, and other interested parties such as Ward Councillors and Local Parish Councils that a planning application is currently being prepared. We are instructed to seek feedback from the community on the draft proposals.

Feedback received from this current consultation will inform the final details of the planning application and it gives us an opportunity to consult on the emerging proposals before finalising a scheme and submitting a formal planning application to Wokingham Borough Council.

### 2. When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

### 3. What is the proposed scheme?

We are proposing to submit an outline planning application with all matters reserved save for means of access. This means that we are seeking only to formally establish the principle of residential development and the details of how the site would be accessed. Matters that will be reserved are:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

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<sup>1</sup> Anwyl Land Limited is a specialist land promoter, further details can be found here:  
<https://www.anwylland.co.uk/>



- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- **Scale** - includes information on the size of the development, including the height, width and length of each proposed building.

Outline permissions cannot be implemented until a subsequent reserved matters application has been approved.

Notwithstanding the outline nature of the scheme we have developed a draft illustrative development framework plan which articulates how this 2.39 hectare site could be developed. This shows the areas that would be for the new homes (1.22 hectares), proposed public open space (including a children's play area) and structural landscaping and planting (1.14 hectares) with the balance being given over to infrastructure. We envisage that the developable area would be built at circa 35-40 dwellings per hectare which would yield in the region of 48 new homes. To ensure flexibility we are therefore proposing an upper limit of 50 dwellings which can be secured by condition.

In terms of vehicular access for the proposed residential scheme, the site would be accessed from the southern end of Langley Common Road via a simple priority junction.

Public Right of Way BARK FP 151 currently crosses the site and this would be retained on its current alignment and set within a landscaped and planted buffer. New on site footpaths (through areas of public open space) would connect into BARK FP151 and ARBO FP 14 beyond it to the north thereby improving connectivity between the site and its localised landscape setting.

A Transport Statement would be submitted with the planning application which would set out the proposed access strategy in detail along with all other highway related matters.

All new homes would be energy efficient, each using renewable energy and with an electric vehicle charging point in line with the latest Building Regulations.

In line with Policy CP5 of the Council's Core Strategy 40% of the homes would be affordable with the tenures to be discussed and agreed with the Council as the planning application progresses.

Trees and hedgerows are to be retained where possible and enhanced with significant new planting. Open spaces would be provided which would comprise a mixture of informal and formal areas and provision would be made for an area of play for children.

Overall, the proposals would seek to deliver at least a 10% net gain for biodiversity, and this will be illustrated in documentation submitted in support of the outline planning application.



#### **4. How have you come up with the scheme?**

Whilst the proposals will seek outline planning permission the draft illustrative development framework shows how the site could be developed in line with the following principles:

- A landscape led approach which seeks to retain and protect trees and hedgerows and introduce new planting.
- Providing for effective transition to the wider countryside to the north through planting and landscaping along the northern and western sections of the site.
- Ensuring that the development will blend in with the rural environment and the site's density would respect and preserve the identity and rural setting of the local area as set out in Policy IRS2 of the Arborfield and Barkham Neighbourhood Plan.
- Ensuring that the scheme can connect to the existing public footpath network via Bark FP 151.
- At this stage the external appearance of the dwellings has not been settled. We would expect that the external appearance of dwellings would reflect traditional vernacular in line with points set out in the Arborfield and Barkham Neighbourhood Plan although a traditional scheme with more modern elements might also be appropriate.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme and will follow a drainage hierarchy.

#### **5. Why are you proposing this development?**

Our client is a land promoter rather than a developer. We have been promoting the site on their behalf through the Council's emerging Development Plan since 2019 but progress to date has been slow for a variety of reasons. The Council now finds itself in a position whereby it is unable to demonstrate a 5 year supply of deliverable housing land as required by the government even though rates of housing delivery in the area are very good. This site provides the Council with an opportunity to help address the deficient housing land supply position. The size of the site also means that it would be attractive to small and medium sized developers who the government is keen to encourage. Moreover, the development would make a valuable contribution to meeting affordable housing needs in the area.

#### **6. What are the economic benefits of the proposals?**

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses. This level of expenditure would in turn support jobs in the Borough as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.



The development will deliver 40% affordable housing, helping to address substantial local affordable housing needs by providing opportunities for lower income households to own their own home or to secure rented accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment.

Lastly, the proposals would generate an additional capital receipt for Wokingham Borough Council via New Homes Bonus payments, based on the properties adding to the net supply of housing in the Borough.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.

## **7. What are the social benefits of the proposals?**

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local community both in terms of open market and affordable homes.

Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is considered to be well located in relation to local services and has the potential to reduce reliance on the private motor vehicle. For these reasons, it is considered that the proposals would also be socially sustainable.

## **8. What are the environmental benefits of the scheme?**

The proposed development presents an opportunity to enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees, and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The outline planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment. Additionally, the outline planning application will be accompanied by the necessary ecology surveys and assessments.

The site is privately owned with public access limited to the route of the PROW only. The draft initial illustrative development framework demonstrates how the route of the PROW could be enhanced and therefore make a much more positive contribution to the network of greenways in the Borough. This would be a benefit to the health and wellbeing of people in the area.

New homes would be constructed to meet the latest Building Regulations providing new dwellings which are energy efficient and utilise renewable energy.



## 9. What about impacts on local infrastructure or other areas?

The applicant will make contributions towards mitigating the impact of the development on local infrastructure e.g. local healthcare provision, schools, open space etc. where such requests from the Council are compliant with the Community Infrastructure Regulations

The applicant will also make financial contributions to mitigate the likely impact of the development on the Thames Basin Heaths Special Protection Area (TBH SPA) where such requirements are compliant with the Community Infrastructure Regulations. Mitigation measures in the form of a Suitable Alternative Natural Greenspace (SANG) contribution and Strategic Access Management and Monitoring (SAMM) contribution could be secured where deemed appropriate.

## 10. What about disruption to local people whilst the scheme is built?

It is unlikely that development of the site would disrupt local people. The Council can control how the scheme is delivered by way of a planning condition imposed in any planning permission granted. This could for example regulate delivery and construction times so as to avoid any disturbance to local residents.

## 11. How can I get involved?

All of the consultation material can be found online at our website:

[www.houriganplanning.com/consultations](http://www.houriganplanning.com/consultations)

There are a number of ways to comment on the draft proposals:

**By email:** [hello@houriganplanning.com](mailto:hello@houriganplanning.com) using "Land off Langley Common Road Consultation" as the email subject line.

**By Post:** Land off Langley Common Road Consultation, Hourigan Planning, 10<sup>th</sup> Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

**Consultation Period Closes:** 5pm Tuesday 18<sup>th</sup> July 2023

**Please note:** Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.