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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 25 FEBRUARY 2015 FROM 7.00 PM TO 10.25 PM

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, Lindsay Ferris, John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey and Chris Singleton.

Other Councillors Present

Councillors: Alistair Auty and Philip Mirfin.

Officers Present

Tracey Coleman, Service Manager, SDL Planning Delivery, Chris Easton, Service Manager, Highways Development Management, Haroon Khan, SDL Delivery Lawyer, and Susan Coulter, Senior Democratic Services Officer.

Case Officers Present

Connor Corrigan.

94. APOLOGIES

There were no apologies received.

95. DECLARATION OF INTEREST

There were no declarations of interest.

96. MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting.

97. APPLICATION NO O/2014/2435 - KEEPHATCH BEECH, LAND TO REAR AND NORTH OF 398 LONDON ROAD, WOKINGHAM

Proposal: Hybrid application (North Wokingham Strategic Development Location) for Outline permission (All Matters Reserved) for a development comprising of up to 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation comprising an earth bund and acoustic fence, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm (7.91 ha).

Full permission for the Eastern section of the full Northern Distributor Road including proposed junctions with London Road and Binfield Road.

Applicant: The Keephatch Beech Consortium.

The Committee considered a report about this application set out on Agenda pages 1 to 77.

The Committee was advised that no part of the site was now in Wokingham Without (Big Wood SANG element removed) and that the Members' Update included details of:

- The development area was 30.46ha, including 7.9ha of SANG;
- Additional comments received relating to the proposed allotments and landscaping, the number of three storey dwellings;
- Protection of the gap between Wokingham and Bracknell;
- Section 106 Heads of Terms;
- Consultation responses from:
 - Planning Policy;
 - Countryside Access Officer;
 - Public Rights of Way;
 - Trees and Landscape;
- Planning History; and
- Density of the site.

Amendments to conditions 1, 10 17, 45 and 47 and an informative relating to the Code for Sustainable Homes were also recommended, together with an additional condition relating to the requirement for an assessment of the future foul flows from the restaurant / public house, prior to the commencement of the development.

Mr Francis Ryder, representing Wokingham Town Council, spoke objecting to the application.

Mr Paddy Haycocks, and Mr Stephen Baker, representing themselves and local residents, spoke objecting to the application.

Mr Michael Knott, representing the applicant, spoke in support of the application.

Councillor Alistair Auty, Ward Member for Norreys, spoke to the application.

Local concerns had been expressed via letters and e-mails about the design of the NDR, increased use of traffic lights, the lack of a play park facility, the lack of a convenience/grocery store in the proposed development, flooding, schools, loss of green space, loss of woodland, increased noise and pollution, overdevelopment of North Wokingham, site drainage, the suggested park and ride facility, the impact on neighbouring properties, inadequate parking levels an increase in crime, the number of dwellings proposed and the loss of traditional features in the area.

In response to these concerns, Officers' comments were summarised on Agenda pages 64 to 68:

RESOLVED: That application O/2014/2435 be approved, subject to:

- 1) the conditions set out on Agenda pages 5 to 24, with conditions 1, 10 17, 45 amended as set out on pages 1 and 2 of the Members' Update and condition 47 being deleted;
- 2) an additional condition, as set out in the Members' update relating to an assessment of the future foul flows from the restaurant / public house to be submitted and approved in writing by the Local Planning Authority in consultation with Thames Water. The unit not to be occupied until works for the disposal of foul and storm water sewage have been provided on the site; and
- 3) an amendment to Informative 13 to read "Code level 4 for all new homes"

**98. APPLICATION NO O/2014/2242 - MATTHEWSGREEN FARM,
MATTHEWSGREEN ROAD, WOKINGHAM**

Proposal: Outline application (access to be considered) for a phased development of approximately up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road. Development would also incorporate the demolition of outdoor storage buildings in employment use and 2 x dwellings (Matters reserved - layout, landscaping, scale, appearance).

Applicant: Bovis Homes and Gleeson Developments.

The Committee considered a report about this application set out on Agenda pages 78 to 167.

The Committee was advised that the Members' Update included details of:

- Additional comments from Emmbrook Residents' Association;
- An additional letter relating to the positioning of the school, car parking and the location of the road.
- Amendments to conditions 1 and 10;
- Section 106 Heads of Terms;
- An updated plan list;
- An amendment to construction times;
- Applicant's suggested amendments to conditions 3, 6, 11, 12,, 17, 18, 21, 22, 23, 27-29, 31-37, 39-44, 50, 53-56, 61, 63-65, 67, 68 and 70;
- Consultation responses from:
 - Planning Policy;
 - Countryside Access Officer;
 - Public Rights of Way;
- Planning History; and
- Density of the site.

An additional condition regarding none of the dwellings directly abutting the existing employment uses on the development site, indicated as Phase 7 on the Illustrative Phasing Plan (Drg. Ref: 2197-A-1023-A), shall be occupied until the existing employment uses have ceased unless otherwise agreed in writing with the Local Planning Authority.

Mr Paul Gallagher, representing Emmbrook Residents Association and the Joel Park Residents Association, spoke objecting to the application.

Mr Charles Collins and Mr Terry Tedder, representing the Applicant, spoke in support of the application.

Councillor Philip Mirfin, Ward Member for Emmbrook, spoke to the application.

Local concerns had been expressed about the accesses onto Matthewsgreen Road and Toutley Road, two of which link with the NDR, will result in congestion, rat-runs and additional safety issues along local routes.

Concern was also expressed regarding the impact that the scale of the proposals would have on the local highway network.

In response to the above concerns, Officers' comments were summarised on Agenda pages 80 and 81.

On being put to the vote, the Officer's recommendation that the Committee authorise the Head of Development Management to grant planning permission, subject to conditions and completion of the legal agreement, including:

- Affordable Housing - 35%;
- Education - Primary, Secondary, Post 16 and SEN;
- Healthcare;
- Community Facilities;
- Sports Hub Contribution;
- Sports Halls;
- Swimming Pools;
- SANG and Strategic Access Monitoring and Maintenance;
- Country Park and Countryside Access;
- Amenity Open Space / Children's Play Maintenance Commuted Sums;
- Biodiversity;
- Children's Play;
- Highways including contribution towards the Strategic Highway Improvements (e.g. FNDR and Coppid Beech roundabout improvements);
- Railway Station Improvements;
- Station Link Road;
- Coppid Beech Park and Ride;
- Travel Plan;
- Off-site highway works;
- Sustainable links to the town centre and wider area;
- Libraries;
- Allotments (off-site);
- Burial;
- Communities Provision; and
- Legal and Monitoring fees,

and subject to conditions, was approved.

RESOLVED: That application O/2014/2242 be approved, subject to:

- 1) the conditions set out on Agenda pages 83 to 102, with conditions 3, 6, 11, 12,, 17, 18, 21, 22, 23, 27-29, 31-37, 39-44, 50, 53-56, 61, 63-65, 67, 68 and 70, amended as set out on pages 7 to 9 of the Members' Update;
- 2) an additional condition, as set out in the Members' update relating to none of the dwellings directly abutting the existing employment uses on the development site, indicated as Phase 7 on the Illustrative Phasing Plan (Drg. Ref: 2197-A-1023-A), shall be occupied until the existing employment uses have ceased unless otherwise agreed in writing with the Local Planning Authority; and
- 3) an amendment to Informative 13 to read "Code level 4 for all new homes"

MEMBERS' UPDATE

Planning Committee – 25 February 2015

Site Address: Keephatch (O/2014/2345)

Parish / Ward – no part of the site now in Wokingham Without (Big Wood SANG element removed).

Site Area – Development area is 30.46 ha including 7.9 ha of SANG

Additional comments received

One letter received;

- The proposed allotments should be replaced by an area of landscaping which includes several trees to replace the mature oak trees that are being lost due to the NDR (allotments required on site and landscaping will be assessed in detail as part of the reserved matters).
- It should also be ensured that any landscaping on the application that is completed should be maintained to a high standard (condition).
- The proposed application contains too many three storey dwellings, particularly on the most elevated areas of the local landscape (will be assessed in detail as part of the reserved matters).
- The need to protect the gap between Wokingham and Bracknell (Gap is retained)

Additional and amended conditions

Condition 1) – Updated plan list (Note: revisions relate to minor revisions / highway works to plans and do not affect determination)

“This permission is in respect of Site Location Plan (Drg. No. 56379-100 Rev H), Design and Access Statement (56379 – revised January 2015), Land Use Parameter Plan (Drg. No. 56379-107 Rev P), Access and Movement Parameter Plan (Drg. No. 56379-108 Rev L), Building Heights Parameter Plan (Drg. No. 56379-109 Rev H), Environment Statement dated November 2014 and Addendums (January 2015), Flood Risk Assessment (Odyssey Markides) and Services Appraisal (Report No. 13-183-03AB, December 2014), Transport Assessment dated January 2015 (associated Wokingham Transport Note dated 06th February 2015, revised safety audits and associated plans; 11-T001_24J, 11-T001_25.1H, 11-T001_25.2F, 11-T001_25.3H, 11-T001_25.4F, 11-T001_25.5F, 11-T001_26C, 11-T001_27E, 11-T001_29D, 11-T001_32.1A, 11-T001_32.2B and 11-T001_34A, Stokes Farm SANG Archaeological Desk-Based Assessment and Stokes Farm SANG Heritage Statement (Heritage Collective). .

Condition 10) - Construction Times – amendment to start time from 07:30 to 08:00 am weekdays.

“No work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of **08:00 am** and

6 pm Monday to Friday and 08:00 am to 1 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant Policies: Core Strategy policies CP1 and CP3”.

Condition 17) - Earth mounding and contouring to include noise bund wording.

“Prior to the commencement of the development, details of all earthworks including any works associated with the noise bund, shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so-retained.”

No numbering on **Water Consumption condition** (located at 45), therefore move to end of decision notice and re-number as appropriate.

Condition 45) – Water Consumption; amended wording.

“ The reserved matters to comply with Condition 2 shall include measures to reduce water consumption on the **site which are to be submitted and agreed in writing by the Local Planning Authority**. The measures shall be implemented in accordance with the approved details before first occupation of any building within the sub-phase and shall be retained thereafter unless their replacement would result in improved water consumption”.

Condition 47) – Odour; can be deleted as EIA found no odour issues.

Additional condition

“Prior to commencement of development an assessment of the future foul flows from the restaurant / public house shall be submitted and approved in writing by the Local Planning Authority in consultation with Thames Water.

The unit shall not be occupied until works for the disposal of foul and storm water sewage have been provided on the site”.

Reason: In order to ensure satisfactory provision is made. Relevant Policy: NPPF and Core Strategy Policy CP1 and CC09 and CC10 of the Managing Development Delivery Local Plan (Feb 2014).”

Condition Amendments

Officers request permission from the Chair of Planning Committee and Head of Development Management to amend conditions where necessary (for example; sub phasing to allow flexibility).

Informatives

Informative 13) – Code for Sustainable Homes; should read Code Level 4 for all new homes;

“The development will seek to achieve at least Code Level 4 of the Code for Sustainable Homes for all of the housing units. Furthermore to the provision of on-site energy generation and to achieve a minimum reduction of 10% of total energy consumption through on-site renewable energy generation or other measures”.

S106

Members are advised that the s106 is now substantially complete and the Council and applicant have agreed the Heads of Terms (items) and the proposal is policy compliant.

Members are advised to grant permission subject to the conditions below and the completion of a s106 (as has substantially been agreed in draft as at 24 February 2014), to include;

- Affordable Housing – 35%
- Education – Primary, Secondary, Post 16 and SEN
- Healthcare
- Community Facilities
- Sports Hub Contribution
- Sports Halls
- Swimming Pools
- SANG and Strategic Access Monitoring and Maintenance
- Country Park, Countryside Access and Public Rights of Way
- Amenity Open Space Maintenance Commuted Sums
- Biodiversity
- Children’s Play Maintenance Commuted Sums
- Highways including contribution towards the Strategic Highway Improvements (e.g. NDR and other highway works)
- Railway Station Improvements
- Station Link Road
- Coppid Beech Park and Ride
- Contribution to demolition of Pebblestone Cottage
- Travel Plan
- Libraries
- Allotments (allotments on-site)
- Burial
- Legal and Monitoring fees.

Planning Policy Comments

Principle of Development

The subject site is in North Wokingham SDL as defined by policy CP20. Paragraph A7.29 of the Core Strategy states that the North Wokingham SDL should provide 1,500 dwellings and associated local services including primary schools, public open space and SANG provision.

Policy CC02 defines the development limits of the Borough. The subject site is outside the defined development limit boundary, with Figure 3.1 within the North Wokingham SDL SPD illustrating that the preferred spatial framework for the subject site is for it to consist mainly of SANG, green open space and a Park and Ride. Whilst the proposed development upon the subject site does differ to the illustrative Preferred Spatial Framework Plan, with a proposal of 300 dwellings and 800sqm of a restaurant/public house, it is noted that paragraph 3.1.12 of the North Wokingham SDL SPD states that the preferred spatial framework plan will be subject to ongoing refinement as the master planning of the SDL progresses through the Outline and Reserved Matters stages. Bullet point three of policy CC02 states that:

'Development proposals within the areas allocated as SDL in the adopted Core Strategy ... will be permitted that are within the identified development limits unless an acceptable alternative has been agreed ... accompanied by a deliverable SDL-wide:

- a) Comprehensive masterplan; and
- b) Infrastructure Delivery Plan which:

- i. Ensures that the applicant funds and delivers an appropriate share of the SDL infrastructure; and
- ii. Does not prejudice the comprehensive delivery and implementation of the wider SDL

Both of these documents have been submitted with the proposal. Therefore the principle of this alternative development could be acceptable if the Case Officer is satisfied by the overall proposal.

Principle of residential development

The proposal is to deliver 300 out of the 1500 dwellings in the North Wokingham SDL. Policy TB05 Housing Mix states that proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and the current and projected needs of households. Policy CP2 Inclusive Communities seeks to ensure provision is made to create sustainable and inclusive communities to meet the needs of older people, people with special needs and young people to name a few. Page 36 of the Design and Access Statement and page 7 of the Planning Statement demonstrates that the proposed development will consist of a mix of housing types and sizes ranging from 1-2 bedroom flats to 2-5 bedroom houses.

Paragraph A7.38 of the Core Strategy states that the average development density will be between 30-35 dwellings per hectare. Page 36 of the Design and Access Statement notes that the average density of the development will be 33 dwellings per hectare. The proposed scheme is therefore in line with the density targets in the Core Strategy.

Under policy CP5, the proposed development is expected to deliver a minimum of 35% affordable housing, subject to viability. Paragraph 3.7 of the submitted Planning

Statement states that up to 30% of the proposed residential development will comprise of affordable housing on site with 5% off site contributions. The Case Officer is advised to consult the Economic Sustainability Team for a more detailed opinion on the matter. Policy TB05 states that the proportion of Lifetime Homes on a site should be between 10-20%. The applicant has stated in paragraph 5.26 of the submitted Planning Statement that the proposed portion of Lifetime Homes on the scheme will be considered at the Reserved Matters stage of the application.

SANG and Open Space provision

The site is subject to policy CP8 – Thames Basin Heath Special Protection Area and therefore needs to incorporate SANG provision. Paragraph 5.41 of the Planning Statement states that the proposal includes two potential SANG locations: Stokes Farm at 7.91 hectares and Land West of Bigwood House at 6.27 hectares. Neither of these sites are allocated as SANGs under policy SAL05. The applicant states in paragraph 5.42 of the Planning Statement that only one of these two proposed SANGs will be taken forward. The subject site is also subject to policy TB08 and the applicant states in paragraph 5.36 that approximately 5 hectares of public open space will be provided. The Case Officer is advised to consult the Council's Countryside Officer to clarify if the applicant proposals for the delivery of SANG and open space are of an appropriate amount.

Restaurant/Public house proposal

The proposal includes 800 sqm of A3/A4 uses on the south eastern edge of the subject site. A sequential test will not be required from the applicant as paragraph 3.73 of the MDD states that:

A sequential test is not required for proposals for... areas identified in policies... CP20(2) of the Core Strategy.

Land reserved for park and ride

The proposal includes the reservation of land for a Park and Ride on the South Eastern edge of the site. This is in accordance with the paragraph A7.30 point e) of the Concept Rationale for the North Wokingham SDL which proposes Park and Ride facilities at Coppid Beech, and it is in line with the Preferred Spatial Framework Plan in the North Wokingham SDL SPD.

Flood risk

Under policy CC09, the applicant must submit a Flood Risk Assessment (FRA) for the proposal. It is noted that in paragraph 3.11 of the submitted FRA that the subject site is within Flood Zone 1. Therefore the proposed development is not at risk of flooding.

Heritage

As stated in paragraph 5.142 of the Planning Statement, the setting of three listed buildings as part of Bean Oak Farm will potentially be affected by the proposed development, therefore the site is subject to policy TB24. The Case Officer is therefore advised to gain a more detailed opinion on this matter from the Council's Conservation Officer.

Sustainable - CC04 and CC05

As part of the requirements of CC04, all new homes must seek to achieve the requirements of Code for Sustainable Homes level 4 and meet internal potable water consumption targets of 105 litres or less per person per day. Policy CC05 states that schemes of more than 10 dwellings will only be given planning permission to those who deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology. As stated in paragraph 3.16 of the Planning Statement, these matters will be considered fully at the Reserved Matters stage

Provision of the Eastern Section of the FNDR

This hybrid application also includes a proposal for full permission for the Eastern section of the full Northern Distributor Road. The Case Officer is advised to consult the Highways Team on this section of the application.

Countryside Access Officer / Public Rights of Way – no objection in principle (any detail issues can be worked out as part of the reserved matters).

Trees and landscape – no objection subject to conditions for tree protection and landscaped (reserved matters).

Planning History

It should be noted the history outlined is not directly linked to this site but to the NW SDL.

Density – approx. 30 dph (SPD advises 30 – 35 dph)

Site Address: Matthewsgreen – (O/2014/2235)

Additional comments received

Emmbrook Residents Association comments attached.

And six additional letters / emails received advising:

- Residents endorse views from Emmbrook Conservatives – ensure access for this development is only from Twyford Road (addressed in the report).
- Object to the plans on *food security* – the loss of farm land is contrary to studies published in the journal 'Proceedings of the Royal Society' and production of farms needs to be increased (not relevant to application).
- Concern of access onto Toutley and Matthewsgreen Road – these roads are narrow and congested, new accesses onto these will be dangerous for nearby school (addressed in the report).
- To impose construction traffic onto this area of the existing village is unacceptable and would impose a totally unsafe and unnecessary strain on the lives of existing residents (addressed in the report).
- Cars should exit the development to the east on Twyford Road or to the North onto the NWDR.

- With regard to the alignment of the NWDR (not relevant to application);

Option A should be dismissed on the basis of congestion, pollution and vibration impacts.

Option B is the preferred option – that minimises traffic and pollution problems.

Option C would increase noise and pollution as well as high levels of traffic.

'Option D' – a proposed option from residents is realigned to run to the right hand side of the proposed school location. This would omit heavy traffic volumes and reduce noise and pollution away from residents within the development. (NDR study looks at most appropriate / feasible options)

One additional letter;

- The positioning of the school is a cause for concern as it lies on the north side of the proposed main road – so pupils/residents will have to cross this busy road (safe crossings will be provided).
- Car parking for the school is a problem and walking should be encouraged (safe and attractive routes will be provided; assessed as part of the reserved matters).
- The road should be located north of the school and majority of housing, or site of the school should be where the assisted housing for older people and care home is located on the current plan (no planning justification for this).

Additional and amended conditions

Condition 1) – Updated plan list (Note: revisions relate to minor revisions / highway works to plans and do not effect determination)

Condition 10) – Construction Times – amendment to start time from 07:30 to 08:00 am weekdays.

“No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of **08.00** and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06”.

Applicant has suggested amendments to the plans

Condition 3) – Phasing; Latest phasing plans (the two alternatives). Drg. Ref: 2197-A-1018-E and 2197-A1019-C.

Condition 6) – Levels; insert the 'relevant sub-phase'.

Condition 11) – Development Briefs; amendment to wording point (vi);

“vi)details including timing of the provision of a mixed use development incorporating at least 1000m² for uses within Class A (shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways) or Class D1 (non-residential institutions); of which no individual unit shall be greater than 450m² (**gross internal floorspace**);”

Condition 12) – Boundary Treatments; refer to the ‘relevant sub-phase’.

Condition 17) – Landscape Management Plan; should refer to the ‘relevant sub-phase’.

Condition 18) – Earth Mounding and contouring; refer to the ‘relevant sub-phase’

Condition 21) – Reptiles; refer to the ‘relevant sub-phase’ and the ES Ecology chapter.

Condition 22) – Hedgerows; refer to the ‘relevant sub-phase’ and criterion a) ‘exceptional circumstances’ should be deleted and replaced with ‘unless otherwise agreed in writing with the LPA’.

Condition 23) – Veteran Trees; refer to the ‘relevant sub-phase’.

Conditions 27 and 28) – Parking; should refer to the ‘relevant sub-phase’.

Conditions 29, 31, 32 and 33) – Highways: refer to the ‘pre-commencement / first occupation of each sub-phase’

Conditions 34, 35, 36) – Highways; possible deletion as covered within the Section 106 agreement.

Condition 37) – Public transport improvements; Suggest reference to pedestrian and cycle should be removed, possible deletion as covered within the Section 106 agreement.

Condition 39) – Surface Water Drainage Scheme: refer to the ‘relevant sub-phase’.

Condition 40) – Drainage Strategy; refer to the ‘relevant sub-phase’.

Condition 41) – Existing Sewerage System; condition is not precise or specific - is this restricted to the site? (EA condition – check with EA)

Condition 42) – This condition should be deleted - not required (check with drainage officers).

Condition 43) – Waste and Water; Delete as replicates Condition 40.

Condition 44) – Impact Studies; (check with drainage officer whether required).

Condition 50) – Water Consumption; amended wording.

“The reserved matters to comply with Condition 2 shall include measures to reduce water consumption on the site **which are to be submitted and agreed in writing by the Local Planning Authority**. The measures shall be implemented in accordance with the approved details before first occupation of any building within the sub-phase and shall be retained thereafter unless their replacement would result in improved water consumption”.

Condition 53) – Community facilities and school; possible deletion as covered within s106 agreement.

Condition 54) – Odour; can be deleted as EIA found no odour issues.

Condition 55) – Archaeological; refer to the ‘relevant sub-phase’.

Condition 56) – Protection from external noise; refer to the ‘relevant sub-phase’.

Conditions 61, 63, 64 and 65) – School, Community Facility and Local Centre possible deletion as covered within s106 agreement.

Condition 67) – Care Home; possible deletion, as covered within the Section 106 agreement.

Condition 68) – Retail; can be deleted as covered within Condition 11.

Condition 70) – Access to SANG – amend wording to state

“Details of the access to the Suitable Alternative Natural Greenspace (SANG) between and including Toutley Road and Old Forest Road, associated with this development shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented in accordance with the approved plans prior to the occupation of any dwellings”.

Additional Condition

None of the dwellings directly abutting the existing employment uses on the development site, indicated as Phase 7 on the Illustrative Phasing Plan (Drg. Ref: 2197-A-1023-A), shall be occupied until the existing employment uses have ceased unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of future occupiers of the neighbouring residential dwellings from unreasonable noise or disturbance in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Condition Amendments

Officers request permission from the Chair of Planning Committee and Head of Development Management to amend conditions where necessary (for example for sub phasing).

Informatives

Informative 13) – Code for Sustainable Homes; should read Code Level 4 for all new homes;

“The development will seek to achieve at least Code Level 4 of the Code for Sustainable Homes for all of the housing units. Furthermore to the provision of on-site energy generation and to achieve a minimum reduction of 10% of total energy consumption through on-site renewable energy generation or other measures”.

S106

Members are advised that the s106 is now substantially complete and the Council and applicant have agreed the Heads of Terms (items) and the proposal is policy compliant.

Members are advised to grant permission subject to the conditions below and the completion of a s106 (as has substantially been agreed in draft as at 24 February 2014), to include;

- Affordable Housing – 35%
- Education – Primary, Secondary, Post 16 and SEN
- Healthcare
- Community Facilities
- Sports Hub Contribution
- Sports Halls
- Swimming Pools
- SANG and Strategic Access Monitoring and Maintenance
- Link development site to the SANG
- Country Park, Countryside Access and Public Rights of Way
- Amenity Open Space Maintenance Commuted Sums
- Biodiversity
- Children’s Play Maintenance Commuted Sums
- Highways including contribution towards the Strategic Highway Improvements (e.g. NDR and other highway works)
- Railway Station Improvements
- Station Link Road
- Coppid Beech Park and Ride
- Travel Plan
- Libraries
- Allotments (allotments on-site)
- Burial
- Legal and Monitoring fees.

Planning Policy Comments

Principle of Development

The proposal site forms the western part of the North Wokingham Strategic Development Location ('Matthewsgreen Neighbourhood' - Area A). The application by the North Wokingham Consortium (NWC) sets out the masterplan for the site, which constitutes the third phase of the SDL (after the development of phases 1 and 2 at Kentwood Farm); this outline application concerns general parameters and access with all other matters reserved.

Policy CP20 and Appendix 7 of the Core Strategy outline the principle for the North Wokingham SDL as a mixed use development including approximately 1,500 dwellings, retail facilities, infrastructure, SANGs and transport works; also included is appropriate employment provision to be sited west of Twyford Road, north of Matthewsgreen Farm and east of Toutley Industrial Estate (CP20 part 3). Further guidance is provided in the North Wokingham SDL SPD and the Infrastructure Delivery and Contributions SPD (October 2011).

Policy CC02 of the Managing Development Delivery Local Plan states that 'Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape' (part 2). In addition, 'Development proposals within the areas allocated as SDL in the adopted Core Strategy ... will be permitted that are within the identified development limits' (part 3). The outline proposal site falls within the area identified as settlement limits in policy CC02, but consideration must still be given to its transitional role between the existing edge of Wokingham represented by Matthewsgreen Road and the open countryside to the north, as well as maintenance of the separation between Wokingham and Binfield/Bracknell and Winnersh (policy CP20, part 5). The impacts of the proposal on the wider area and mitigation measures are analysed in the submitted Environmental Statement.

Housing and Open Space

The main concept of the SDL is that of an urban extension that will integrate new development with existing neighbourhoods – in this case the existing housing that lies south of Matthewsgreen Road. The North Wokingham SDL SPD identified Area A as having an indicative dwelling capacity of 810 houses (based on average site density), but whilst the outline application proposes 760 dwellings the SPD recognises that 'there is scope for some refinement through the detailed masterplanning process' (footnote 1 on page 31) which has taken place with the current application.

The average density of the proposal (34 dph) reflects the requirement in Appendix 7 of the Core Strategy (paragraph A7.38). MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate mix of accommodation reflecting the character of the area; the Planning Statement (paragraph 2.47) indicates a broad mix of dwellings from one bedroom flats to 4/5 bed family houses, a 10-20% proportion of which would be built to Lifetime Homes standards in accordance with TB05. Policy TB07 (Internal Space Standards) requires a minimum internal area appropriate to the size of dwelling; these are included in the indicative

layout and it is expected that further details will be provided at Reserved Matters stage.

Core Strategy policy CP5 indicates that a minimum of 35% of the units should be affordable. The proposal will include 30% on site affordable housing provision, including 60 assisted living homes/accommodation for elderly people, with the remaining 5% to be negotiated as an off-site commuted sum (Planning Statement, paragraphs 2.71 and 2.72). Subject to the acceptability of this approach this level of provision would be considered in accordance with policy CP5 (and it is noted that further detail would be addressed at the Reserved Matters stage). It is recommended that the Economic Sustainability Team are consulted to obtain their comments on the proposal.

Core Strategy Policy CP2 requires the provision of inclusive communities that provide for the long-term needs of all members of the community. MDD policy TB09 (Residential Accommodation for Vulnerable Groups) outlines the appropriate forms of accommodation for vulnerable groups that will be supported in the Borough. Paragraph 3.41 of the MDD identifies the Council's approach is 'to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need' whilst paragraph 3.4.2 states that 'Proposals shall be consistent with the updated strategy [Strategy for housing older people in Wokingham] in determining applications for these uses'. The outline application includes assisted living units which would be supported in principle by policy TB09; it is recommended that WBC Adult Social Care Services are consulted to obtain their comments on the proposal.

Policy TB08 of the MDD also relates to a proposal of this scale, and provides the standards for open space, sport and recreational facilities. The outline application includes informal/formal open space and children's play areas which will be expected to meet the standards outlined in policy TB08.

Employment

Matthewsgreen Farm includes existing light industrial/office units which will be demolished and replaced with residential development; the Planning Statement notes that this will take place in the final phase of development (paragraph 2.24). Policy CP15 of the Core Strategy (Employment Development) states that any proposed changes of use from B1, B2 and B8 should not lead to an overall net loss of B use floorspace in the Borough – and in light of this employment provision in the northern part of Area A is envisaged by part 3 of policy CP20. This does not form part of the current outline scheme, but the Planning Statement cites this as replacement (as well as additional) employment provision: 'The minor loss on-site of converted farm buildings/ open storage is outweighed by the need to deliver housing on the Matthewsgreen site and suitable re-location sites are identified for employment uses on land north of the site' (paragraph 2.25). The Case Officer may wish to request further information about the future provision of employment in the northern part of the site to determine the degree to which this would outweigh the loss of existing light industrial/office units, but if this provision is certain to take place then it is unlikely that policy CP15 would be contravened in the long term by the loss of the employment uses at Matthewsgreen Farm.

Retail

Appendix 7 of the Core Strategy requires that provision should be made to enhance existing neighbourhood facilities to extend the range of services available at neighbourhood level (paragraph A7.37, part b). The outline application includes improvements to existing local centres of Clifton Road, Bean Oak Road and Ashridge Road which are identified in MDD policy TB17 (Local Centres and Neighbourhood and Village Shops); proposals that enhance the facilities in these local centres will be supported.

The outline application also includes a new local centre which will include small-scale retail provision. A local centre is shown on the Preferred Spatial Framework (Figure 3.1 of the North Wokingham SDL SPD) but was originally intended as an extension of the existing Clifton Road/Emmbrook Road centre (as indicated in policy TB17 of the MDD). In the outline application the location of the local centre has been changed to bring it into the middle of the site near the primary school, thus creating a separate centre away from existing facilities. Because the proposed local centre will not be part of one of those already identified in policy TB17, it is considered that the applicant will need to submit both a Sequential Test and a Retail Impact Test in accordance with the requirements of MDD policy TB16 (Development for Town Centre Uses - see supporting paragraphs 3.79 and 3.80) to demonstrate that the proposed new local centre would cause no unacceptable impact on the vitality and/or viability of Wokingham Town Centre or neighbouring local or district centres.

Access

Paragraph 34 of section 4 of the NPPF (Sustainable Transport) states that decisions should ensure developments that maximise the use of sustainable transport modes (taking into account policies set out elsewhere in the Framework, particularly in rural areas). Policy CP6 of the Core Strategy (Managing Travel Demand) includes requirements that development should provide for sustainable forms of transport, improve the existing infrastructure network, provide appropriate parking and mitigate any adverse impacts on the local and strategic road network. Policy CP20 includes a number of requirements for transport links/improvements in the North Wokingham SDL (parts 7-9) including the provision of the North Wokingham Distributor Road (which will be provided through the site and is also referred to in policy CP10). The outline application proposes three new accesses from Twyford Road, Matthewsgreen Road and Toutley Road, and includes a Transport Assessment and Travel Plan (as well as the Infrastructure Delivery Plan – see below) to address these and other elements of the scheme (including public transport). It is expected that the Highways Officer will provide detailed comments on access and the impact on the wider strategic transport network.

Education

Policy CP20 includes provision for one new primary school if required. The outline application includes a two-form entry primary school, though this is shown in a different location from what is indicated on the Preferred Spatial Framework (Figure 3.1) of the North Wokingham SDL SPD. It is recommended that the Case Officer consult Childrens Services and Education on the acceptability of this aspect of the proposal.

SANG and Infrastructure Delivery

An Infrastructure Delivery Plan has been submitted for the previous two phases of the SDL (Kentwood Farm) and the NWC indicates that this will be used again to enable the delivery of the required infrastructure for the Matthewsgreen site (Planning Statement, page 7). The SANG for the North Wokingham SDL was granted permission in September 2014 (F/2014/1216) and the proposed outline scheme will integrate with this in accordance with policy CP8 of the Core Strategy (and retained policy NRM6 of South East Plan).

Sustainable Development:

Core Strategy policy CP1 requires that proposals contribute towards the goal of zero-carbon development by including appropriate on-site renewable energy features and minimise energy and water consumption (subsection 12a and b), and, and paragraph A7.34 of Appendix 7 lists the matters that must be addressed by a strategy to deliver sustainable development on the North Wokingham SDL. Policy CC04 of the MDD Local Plan (Sustainable Design and Construction) requires that all new residential development should seek Code for Sustainable Homes Level 4 and non-residential development (of more than 100m² gross floorspace) should seek to achieve BREEAM requirements (those set through Building Control for all non-residential buildings; the Council (as per paragraph 2.26 of the MDD) would encourage the proposal to go beyond what it set out in Building Control Standards) as well as requirements for water resource management. MDD policy CC05 (Renewable Energy) requires that residential schemes of more than 10 dwellings and non-residential schemes of over 1000m² gross floorspace should provide for a minimum 10% reduction in carbon emissions through on-site renewable energy or low carbon sources. The Planning Statement notes that the Reserved Matters shall address issues of sustainability, which is also touched upon in paragraphs 2.92 – 2.95.

Flooding and Drainage

Policy CC09 of the adopted MDD (Development and Flood Risk) states that 'Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development' and proposals need to be consistent with paragraphs 99–104 of the NPPF and the guidance in the NPPG. The Flood Risk Assessment contained within the Environmental Statement shows that the majority of the site is within Flood Risk Zone 1, although parts of the site fall within Flood Zones 2 and 3 to the north and in the southwest corner (those adjacent to the Emm Brook and Ashridge Stream). However, these areas of the proposal would only be used for public open space or landscaping, which are categorised as 'water compatible' (Table 3, NPPF Technical Guidance). On this basis no sequential or exception test would be required for the development.

Policy CC10 (Sustainable Drainage) states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner. The Environmental Statement notes that 'mitigation will utilise attenuation ponds, detention basins and vegetated channels to control surface water runoff from the development entering Ashridge Stream and Emm Brook to the same rate as it is currently' (ES, paragraph 7.1). Chapter 9 of the Environmental Statement

outlines the overall approach to drainage on the site and it is recommended that the Environment Agency be consulted on the detail of this part of the proposal.

Countryside Access Officer / Public Rights of Way – no objection in principle (any detail issues can be worked out as part of the reserved matters).

Planning History

It should be noted the history outlined is not directly linked to this site but to the NW SDL.

Density – 34 dph (SPD advises 30 – 35 dph)

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