



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 14 OCTOBER 2015 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick', written in a cursive style.

Andy Couldrick
Chief Executive
Published on 6 October 2015

This meeting will be filmed for inclusion on the Council's website.

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Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Simon Weeks (Chairman)	Tim Holton (Vice-Chairman)	Chris Bowring
John Kaiser	Bob Pitts	Malcolm Richards
Rachelle Shepherd-DuBey	Chris Singleton	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
50.		APOLOGIES To receive any apologies for absence.	
51.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 16 September 2015.	5 - 10
52.		DECLARATION OF INTEREST To receive any declaration of interest.	
53.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
54.	Finchampstead South	APPLICATION NO. 0/2014/2179 - HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD Recommendation: Conditional Approval, subject to variation of the description and to completion of a Legal Agreement.	11 - 120
55.	Loddon	APPLICATION NO. 150595 - COURTYARD OFFICES, SANDFORD FARM, MOHAWK WAY, WOODLEY Recommendations: Conditional Approval, subject to Legal Agreements.	121 - 146
56.	Shinfield South	APPLICATION NO. 152065 - 250 SOUTH OAK WAY, GREEN PARK Recommendation: Conditional Approval.	147 - 160
57.	Emmbrook	APPLICATION NO. 150093 - LAND AT MATTHEWSGREEN FARM, MATTHEWSGREEN ROAD, WOKINGHAM Recommendation: Conditional Approval.	161 - 190
58.	Remenham, Wargrave and	APPLICATION NO. F/2015/1336 - LAND ADJACENT TO REMENHAM PLACE (ARCADIAN WATERS),	191 - 210

Ruscombe

REMENHAM HILL, REMENHAM

Recommendation: Refusal.

59. All Wards

QUARTERLY ENFORCEMENT MONITORING REPORT

To receive the quarterly enforcement monitoring report – to be circulated with the Members' Update.

60.

PRE COMMITTEE SITE VISITS

To consider any recommendations from the Head of Development Management to hold pre-committee site visits, set out in Members' Update.

61.

ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CAC	Conservation Area Consent
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 16 SEPTEMBER 2015 FROM 7.00 PM TO 10.05 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, John Kaiser, Bob Pitts, Rachelle Shepherd-DuBey and Wayne Smith

Other Councillors Present

Councillors: Stuart Munro and Angus Ross

Officers Present

Tricia Harcourt, Senior Democratic Services Officer
Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highway Development
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer

Case Officers Present

Nick Chancellor, James McCabe, Ashley Smith, David Smith and Graham Vaughan

34. APOLOGIES

Apologies for absence were submitted from Councillors Malcolm Richards and Chris Singleton.

35. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 19 August 2015 were confirmed as a correct record and signed by the Chairman.

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. A copy is attached.

36. DECLARATION OF INTEREST

Councillor Wayne Smith declared a personal interest in Item 43, application F/2015/0767 - Hill Farm, Jouldings Lane, Farley Hill on the grounds that he works for British Gas and the applicant is working with another gas company on this development.

37. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

38. APPLICATION NO. F/2014/1561 - LAND AT OLD WOKINGHAM ROAD, CROWTHORNE

Proposal: Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).

Applicant: Bewley Homes PLC & Wokingham United Charities

The Committee received and considered a report about this application, set out on Agenda pages 11 to 66.

The Committee was advised that the Members' Update included:

- a recommended amendment to condition 25;
- the final plan numbers for condition 3; and
- information about parking numbers.

It was also recommended to agree that a drainage condition is required for the site and that the final wording be delegated to the Head of Development Management.

Members were advised that Bracknell Forest Council's Planning Committee will be considering the application for the access to the site on Thursday 17 September 2015 and it has been recommended for conditional approval.

Janet Rogers representing Wokingham Without Parish Council spoke in objection to the application.

Gemma Care, Agent, spoke in favour of the application.

Angus Ross, a Local Ward Member, spoke to the application and suggested that, if the Committee was minded to approve, an informative could be added to address road safety concerns in coordination with Bracknell Forest Borough Council.

It was noted that members visited the site at around 8am on Friday 14 August 2015 to assess the impact on the character of the area, relationship with adjacent land uses and the highway impact.

Members asked about flooding concerns related to the TRL development on the opposite side of Old Wokingham Road, why the affordable housing will be provided elsewhere and what guarantees there are that the Suitable Alternative Natural Greenspace (SANG) will continue to be managed privately.

Confirmation was given that the drainage takes the TRL development into account, that the Council asked for a payment to provide affordable housing rather than provide the housing within the site and that a bond is lodged to guarantee the SANG with step-in rights for the Council.

RESOLVED: That application F/2014/1561 be approved, subject to the completion of a S106 Legal Agreement and conditions set out on Agenda pages 12 to 21 with conditions 3 and 25 amended as set out in the Members' Update, an additional drainage condition with the final wording delegated to the Head of Development Management and Regulatory Services and an additional informative regarding co-ordination of the construction phase with other developments in the vicinity by both Bracknell Forest and Wokingham Borough Councils.

39. APPLICATION NO. F/2015/0767 - HILL FARM, JOULDINGS LANE, FARLEY HILL

Proposal: Proposed bio-gas anaerobic digestion power generation facility, to include the erection of three digester tanks, creation of a storage lagoon, together with associated plant and equipment, engineering works and landscaping.

Applicant: Mr VJ and RJ Butler

The Committee received and considered a report about this application, set out on Agenda pages 67 to 132.

The Committee was advised that the Members' Update included:

- responses to submissions on traffic from a local residents group;
- recommended amendments to conditions 12, 13 and 24;
- a recommendation to delete informative 4; and
- a recommended additional informative related to condition 2.

It was noted that Members visited the site around 8.30am on Friday 11 September 2015 to view the site in the context of the character of the area and proximity to other land uses.

Jonathan Wheelwright representing Swallowfield Parish Council spoke in objection to the application expressing concern about the suitability of the roads in the area especially considering school traffic.

Andrew Hooper representing local residents spoke in objection to the application and said that he believed that traffic movements to and from the farm would double. Concerns were raised about the safety of the proposal in light of other incidents around the country.

Robin Bradbeer, Agent, spoke in favour of the application and said that he believed the application satisfied all planning requirements.

Stuart Munro, a Local Ward Member, spoke opposing the application and said that, while the development was a great idea, he believed that it was in the wrong place.

Members asked for clarification on traffic movements as a result of this development. The Service Manager Highway Development estimated that there would be an extra 2 to 8 vehicles per day depending on the time of year. He reminded Members that a much greater traffic volume could result if the farm simply changed agricultural use which they could do without requiring planning permission.

Members asked what improvements had been made following a previous accident with an anaerobic digestion plant. Confirmation was given that such specialised matters would be the responsibility of the Environment Agency and that other safety issues are not local planning matters but dealt with by other agencies.

The Head of Development Management and Regulatory Services also confirmed that all objections submitted had been seen by the planning officers and were taken into consideration.

RESOLVED: That application F/2015/0767 be approved, subject to the conditions set out on Agenda pages 70 to 78 with conditions 12, 13 and 24 amended, the deletion of informative 4 and a new informative as set out in the Members' Update.

40. APPLICATION NO. RM/2014/2062 - LAND AT THE MANOR, BORDERED BY BROOKERS HILL, HOLLOW LANE AND CHURCH LANE, SHINFIELD

Proposal: Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.

Applicant: Persimmon Homes

The Committee received and considered a report about this application, set out on Agenda pages 133 to 166.

The Committee was advised that the Members' Update included:

- recommended amendments to condition 2 plan numbers;
- the proposed deletion of condition 8 and informative 14;
- clarification regarding paragraph 39 – movement layout;
- clarification regarding outline application planning conditions;
- an update on the S106 legal agreement; and
- corrections to the report.

The Planning Officer described the mix of housing densities on the site and measures taken to preserve important trees. It was noted that a diversion order will be required for a Right of Way through the site but no objections to this have been received.

Members asked if a time limit should be set to finalise the S106 agreement. The Highways Department Service Manager said that it was dependent on the Right of Way diversion which could take a long time.

RESOLVED: That application RM/2014/2062 be approved, subject to the completion of a S106 Legal Agreement and the conditions set out on Agenda pages 135 to 140 with condition 2 amended and the deletion of condition 8 and informative 14 as set out in the Members' Update.

41. APPLICATION NO. RM/2015/1019 - LAND EAST OF BASINGSTOKE ROAD

Proposal: Reserved Matters application pursuant to Outline Planning consent O/2013/0565 for the erection of 100 dwellings - matters of appearance, landscaping, layout and scale to be considered.

Applicant: Crest Nicholson (South)

The Committee received and considered a report about this application, set out on Agenda pages 167 to 218.

The Committee was advised that the Members' Update included a correction to condition 1.

It was noted that Members had previously visited the site.

Members were reminded that the site is within a designated Strategic Development Location (SDL).

Laura Graham, Agent, spoke in favour of the application.

Members asked if the fact that a geophysical survey had been carried out indicated that there might be something of archaeological interest in the site. The Planning Officer confirmed that there is no evidence of anything of archaeological interest.

RESOLVED: That application RM/2015/1019 be approved, subject to the conditions set out on Agenda pages 168 to 175 with condition 1 amended as set out in the Members' Update.

42. APPLICATION NO. F/2015/1235 - HATCH GATE FARM, LINES ROAD, HURST

Proposal: Erection of cattle shed and farm machinery store/cattle handling shed and formation of cattle yard.

Applicant: Mr Belcher

The Committee received and considered a report about this application, set out on Agenda pages 219 to 242.

The Committee was advised that the Members' Update included a recommended amendment to condition 8 and a clarification of the phases of construction.

Members were reminded that the site is designated Countryside and that it is expected that construction would be phased over 3 years.

Robin Bradbeer, Agent, spoke in favour of the application.

Members asked for clarification on the plans for buildings that will no longer be required and if there should be a condition requiring their removal. Clarification was given that they did not fall within the scope of the application and that any major change of use of those buildings would require a separate application.

RESOLVED: That application F/2015/1235 be approved, subject to the conditions set out on Agenda pages 219 to 223 with condition 8 amended as set out in the Members' Update.

43. APPLICATION NO. F/2015/0430 - PINE PLATT, HEATH RIDE, FINCHAMPSTEAD

Proposal: Proposed erection of 5 bedroom dwelling with associated car parking and landscaping following the demolition of existing dwelling

Applicant: Mr and Mrs Lesner

The Committee received and considered a report about this application, set out on Agenda pages 243 to 274.

The Committee was advised that the Members' Update included a recommended additional condition and amendments to the report.

The Planning Officer described the dimensions and footprint of the new building and how it related to the neighbouring houses and the surrounding area.

Cheryl Adams spoke objecting to the application on behalf of the owners of the two neighbouring properties.

Roger Marshallsay representing Finchampstead Parish Council said that he was not opposed to the site being redeveloped but that this proposal was of disproportionate size compared to the other houses on the road.

The Chairman read a statement opposing the application from Rob Stanton, Local Ward Member who was unable to attend due to ill-health.

It was noted that Members visited the site on Friday 11 September 2015 to view the site in context of the street scene and wider character of the area.

It was confirmed to Members that the plot was 2m wider than the adjoining properties and that the 2.5m separation to the nearest house complied with the Borough design guide.

RESOLVED: That application F/2015/0430 be approved, subject to the conditions set out on Agenda pages 243 to 247 with the additional condition as set out in the Members' Update.

44. PRE COMMITTEE SITE VISITS

The Head of Development Management and Regulatory Services had recommended that a pre-Committee site visit be undertaken in respect of the following application:

- 150066 - Land adjacent to Norton Road, Wokingham – proposal for the erection of 9 residential units following demolition of existing industrial unit, to view the site in the context of the character of the area.

Resolved: That a pre-Committee site visit be undertaken on Friday 9 October 2015 in respect of the following application:

- 150066 - Land adjacent to Norton Road, Wokingham – proposal for the erection of 9 residential units following demolition of existing industrial unit, to view the site in the context of the character of the area.

A site visit agreed at the 19 August meeting in respect of:

F/2015/1336 - Land adjacent to Remenham Place (Arcadian Waters), Remenham Hill, Remenham which was not carried out, will now be undertaken on 9 October 2015.

It was also noted that a site visit and briefing will take place on Monday 28 September 2015 in respect of 0/2014/2179 – Hogwood Farm, Sheerlands Road, Finchampstead which will be on the agenda of the Extraordinary Planning Committee meeting on 30 September 2015.

Agenda Item 54.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
O/2014/2179 & 140764	Planning Performance Agreement	Finchampstead	Finchampstead South	Major Development

Applicant Marino Family
Location Hogwood Farm, Sheerlands Road RG40 4QY
Proposal Hybrid Planning Application, including:

Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems.

PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).

This is an Environmental Impact Assessment (EIA) application for the purposes of the EIA Regulations 2011.

Type Major
PS Category 1
Officer David Smith

FOR CONSIDERATION BY Planning Committee on 14/10/2015
REPORT PREPARED BY Head of Development Management

REPORT UP-DATE

The application was previously scheduled to go to Committee on 30/09/2015. However, due to an administrative error WBC did not write to people who made comments about the application to notify them of the Committee. In the event, the Committee of 30/09/2015 was cancelled and the application is now being reported here for a decision.

The report below is the report that was published in advance of the previous Committee. WBC Officers hereby up-date the report and recommendation as follows:

- Consultation Responses: Neighbouring Authorities: Hampshire County Council (HCC): HCC actually withdrew their objection to the SDL applications by letter dated 10th March 2015; subject to the S106 contributions towards the A327

environmental improvements. In removing their objection HCC was cognisant of the “full build out of both Arborfield sites” – i.e. the cumulative impact of the SDL wide development. HCC are the Highway Authority for Hampshire and are responsible for all roads therein.

- A further condition is recommended so as to control the nature of any future community use within the Neighbourhood centre in the interests of residential amenity and the viability of retail, leisure and community facilities delivery within the District centre – see new condition 12 in updated appendix A.
- For information and in elaboration of paragraphs 14 and 49-54, new appendix F includes the SDL wide Infrastructure Delivery Plan. The Infrastructure Delivery Plan was for all intents and purposes agreed by WBC when it granted planning permission for the AGLC site and AGLC’s apportionment of the infrastructure costs was secured under the S106 against their planning permission. MFT’s apportionment of the infrastructure delivery would be secured by on-site provision, S106 contributions and CIL.
- For information, new appendix G includes the AGLC masterplan – i.e. the masterplan approved for the northern part of the SDL.

SUMMARY

The application site comprises Hogwood Farm and forms the southern part of the Arborfield Garrison Strategic Development Location (SDL). The application site is some 109.93 ha in size and comprises predominantly large open fields, parcels of mature woodland, Hogwood Farm Industrial Estate and two houses.

The proposal is a hybrid application, including application part in outline and part in full, for a residential led development of the site inclusive of associated physical and community infrastructure to support the delivery. Outline planning permission (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) is sought for all of the development other than the SANG, for which planning permission is sought in full on 29.7ha of the site. A full description is included above. The application follows a planning application for the northern half of the SDL that was approved in April 2015 – the AGLC site.

The site is allocated in the Development Plan as a Strategic Development Location, within which significant growth is anticipated in response to Wokingham’s housing and development needs. The development would deliver up to 1,500 residential units, inclusive of one and two bed flats and one to five bed houses. The wide mix of dwelling sizes and types that can be achieved on the site accords with the aims of Government policy regarding social cohesion and inclusion aims, as do the arrangements for the provision of market and affordable housing units. The development would therefore contribute significantly towards addressing Wokingham’s identified housing needs and demand. The 1,500 add to the 2,000 homes consented under the AGLC application and together, the two applications comprise the total allocation of development for the SDL.

Across the SDL the new community will be provided with primary and secondary schools, community facilities, good quality open space (including SANGs) and a package of transport measures. The SDL wide highways mitigation includes the funding of the Arborfield Cross Relief Road, delivery of the Nine Mile Ride Extension to the A327, widening of Barkham Bridge and improvements to Commonfield Lane and to

California Cross Roads. Traffic management measures will also be introduced in Farley Hill and environmental improvements on the A327 in Eversley. The SDL development will also fund a network of offsite greenways (pedestrian and cycling routes), public transport enhancements, and contribute to the Council's 'My Journey' Travel Plan to encourage the use of these modes. Moreover, an Infrastructure Delivery Plan (IDP) identifying the necessary on and off-site infrastructure for the wider SDL has been produced, with both the AGLC site and the Hogwood Farm application delivering their fair apportionment through either direct provision on site, S106 contributions or CIL.

The development would also deliver 12,000 sqm of employment floorspace and uplift in employment at the site by an estimated 250 jobs (Full Time Equivalent). This is less than was envisaged when the Core Strategy, MDD DPD and SDL SPD were adopted. However, this level of provision must be weighed against the housing delivery required of the site, the substantial public benefits of the development and the evidence of the Employment Land Monitoring Report.

Whilst matters of detailed layout and landscaping are reserved, the application is supported by an open spaces parameter plan which demonstrates that sufficient open space can be provided to meet the Council's standards in the Managing Development Delivery Local Plan and the Open Spaces, Sport and Recreation Facilities Strategy.

The masterplan and DAS addendum demonstrates that the quantum of development can be brought forward for the site without having an unacceptable impact on the landscape or character of the area or the significance or the heritage assets. Also, the proposal would not have a harmful impact upon the amenities of existing residents, and would integrate well with the AGLC development (to the north) to help shape the SDL into a single, coherent place.

The Arborfield Garrison SDL lies within 5km of the Thames Basin Heaths Special Protection Area (SPA) and mitigation is being provided in the form of Suitable Alternative Natural Greenspace (SANG), and a financial contribution towards Strategic Access Management and Monitoring (SAMM). In addition Officers are satisfied that run-off rates will be restricted to Greenfield (Set 1) and that there will be enough space on site to provide sufficient storage capacity to attenuate surface water run-off up to the 1 in 100 plus climate change storm. As the rates will be set to Greenfield, volumes will be managed so not to increase flood risk off the site.

In summary, this is a sustainable development that would deliver substantial public benefit and contribute significantly towards Wokingham's planned growth. The development would be in general compliance with the Development Plan for the Borough and there are no material considerations of sufficient weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development conferred upon Local Planning Authorities by the National Planning Policy Framework (NPPF).

In making this recommendation, Officers have had full regard to current development plan policy, together with other relevant material considerations. Officers have also taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; together with the Environmental Statement submitted in conjunction with planning application O/2014/2280 (AGLC Site). Officers are satisfied that sufficient information has been

provided to enable assessment of the likely significant impacts of the development upon the environment and to enable a 'principle decision' on the planning application to be made. It is considered that the development proposal, subject to the conditions and parameters set out within this recommendation, will unlikely lead to any significant environmental impacts not already identified and assessed in the Environmental Statement.

PLANNING STATUS

- Strategic Development Location (SDL)
- Modest Development Location
- Within 5km of the Special Protection Area (SPA)
- Adjacent to Hogwood Shaw Local Wildlife Site
- Allocation for Suitable Alternative Natural Greenspace
- Area of High Archaeological Potential

RECOMMENDATION

- A. That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to variation of the description of development to limit the development to no more than 500 sqm of non-residential floorspace within the Neighbourhood Centre and subject to conditions (set out at Appendix A of this report) and completion of the legal agreement.**
- B. In the event that the applicant fails to complete the legal agreement by 30/11/2015, and it is in the opinion of the Head of Development Management not prudent to continue negotiations, that the committee authorise the Head of Development Management to REFUSE PLANNING PERMISSION on the basis that 1) the applicant has failed to sign the S106 legal agreement and thus failed to ensure delivery of the obligations deemed necessary to make the application acceptable in planning terms; and 2) any other reason of refusal considered appropriate by the Head of Development Management to properly reflect the resolution of the Planning Applications Committee.**

RELEVANT PLANNING HISTORY

Application Site

Hogwood Farm has not been the subject of any recent planning applications for major development, although relatively minor applications have been submitted for new buildings, alterations and change of use within the Hogwood Farm Industrial Estate.

AGLC Site

O/2014/2280 - OUTLINE PERMISSION FOR: Phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2 000 new dwellings (including up to 80 units of extra care housing); a District centre comprising a food store 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; a 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; and 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, new roads, footpaths, cycleways, bridleways and sustainable urban drainage systems. FULL PERMISSION FOR: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS); 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 Biggs Lane/Princess Marina Drive; and re-use and improvements to existing site accesses from Biggs Lane. APPROVED 02/04/2015.

F/2015/0001: Full application for erection of 1,500 place Secondary School with associated sports facilities parking provision and access roads within SDL site – APPROVED 26/03/2015.

150162 – Phase 1 - Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds) – PENDING

SUMMARY INFORMATION	
Site area:	109.93ha
Site area – Residential Development Parcels	43.35ha
Site area – Neighbourhood centre	0.45ha
Site area - Primary school	2.5ha
Site area – Employment	1.87ha
Site area – Green infrastructure	58.24ha
Residential	
Proposed units	Up to 1,500
Average density	35 dwellings/hectare
Number of affordable units proposed	To be finalised at the Reserved Matters stage
Buildings to be retained	None Note – Hogwood Farmhouse is excluded from the application site for the purposes of this planning application.
On site public open space proposed	
Outdoor Sports	6.98ha
Amenity Green Space	4.49ha
Parks and gardens	4.72ha

Children's Play space	0.9ha
Civic Space in Neighbourhood Centre	0.04ha
Allotments	1.87ha
SANG	29.7ha
Other Open Space	9.54ha
Total	58.24ha

CONSULTATION RESPONSES	
External Consultees	
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust	<p>Objects to the application because insufficient information has been submitted with respect to the impact of the development upon bats, greater crested newts, breeding birds, the Longmoor Bog SSSI, Shepperlands Reserve and Local Wildlife Site, and the SANG provision.</p> <p>Recommends conditions relating to reptiles, badgers, ancient woodland mitigation, construction and ecological management and enhancement.</p> <p>[Officer Note: The development, subject to the recommended conditions and S106 obligations, is considered acceptable by both WBC's Ecological Officer and Natural England. Moreover, it is considered that the raft of conditions and S106 obligations will suitably and appropriately mitigate the potential impacts of the development upon protected species and wildlife habitats of importance at the site.]</p>
Binfield Badger Group	<p>A check should be performed by a qualified ecologist that no badgers are currently resident within the exclusion distance guidelines, and/or would have their foraging areas impacted, before the proposed work, or any preparation, is permitted to go ahead.</p> <p>[Officer Note: The development is considered acceptable by WBC's Ecological Officer. The ES is accompanied by badger surveys which indicates that there will be no direct impact to active badger setts as a result of the proposed development but that some relic setts have been identified which will be lost. The main impacts on this species are therefore considered to relate to disturbance as a result of the construction works. A condition of consent is recommended to protect badgers during the construction period.]</p>
Environment Agency	<p>No objection, subject to the recommended conditions. They are satisfied that run-off rates will be restricted to Greenfield and that there will be enough space on site to provide sufficient storage capacity to attenuate surface water run-off up to the 1 in 100 plus climate change storm.</p>

Highways England	No objection
Historic England	No objection. They do not consider the proposal would adversely harm the setting and thus an appreciation of the significance of any nearby Grade I or II* buildings or Scheduled Ancient Monuments. They do advise however that the development has the potential to adversely affect the setting of the Grade II listed Hogwood Farmhouse along with other nearby Grade II buildings and that the advice of WBC's Conservation Officer should be sought on the matter.
Natural England	No objection, subject to securing the delivery of the SANG as proposed. With regards to the Longmoor Bog SSSI, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified.
Royal Berkshire Fire and Rescue	No objection
Scottish and Southern Energy	No objection
Sport England	Sport England recommends that the proposed areas of playing fields (OS1 and OS2) should be moved closer together and that a pavilion, as referenced in the description of open space, should also be shown on the indicative plans. [Officer Note: Under CIL, the outdoor sports facilities (and adjacent allotments) will be the responsibility of the Council to deliver. The exact positions of OS1, OS2 and CA1 are not being fixed under this outline application. Moreover, the playing pitches (including exact location of pitches and pavilion) will need to be worked up in more detail prior to the Council submitting a Reserved Matters application for the provisions. This Reserved Matters application will have to take into account all existing constraints in this part of the site (including hedgerows), but will also need to have full regard to Sport England's comments – who will be consulted at that time. The Council, as applicant and ongoing management body, would want to ensure that the new facilities are fit for purpose.]
Thames Valley Police	No objection. Advise that in order to maintain the current level of policing developer contributions towards the provision of infrastructure will be required. [Officer Note: Emergency Services facilities and equipment is covered by WBC CIL]
Thames Water	No objection. The scale of development is likely to require

	<p>significant upgrades to the existing infrastructure. Thames Water is working with the developer to scope these upgrades.</p> <p>[Officer Note: A condition of consent is recommended in relation to foul and surface water drainage]</p>
TVP Crime Prevention Adviser	<p>No objection subject to condition to require reserved matters to achieve Secure by Design accreditation.</p> <p>[Officer Note: Conditions included]</p>
WBC Consultees	
WBC Conservation Officer	<p>Advises that the removal of the existing Hogwood Farm Industrial Estate and the development of parcel RE11 will affect the setting of the Grade II listed Hogwood Farmhouse. Also, the vegetation retention and proposed structure planting, as indicated on the parameter plans, will be important to protect the setting of the C 17th Westwood Farm and C 16th Westwood Cottage listed buildings (both Grade 2) immediately to the west of the site.</p> <p>[Officer Note: These matters will be dealt with in detail at the Reserved Matters stage. It is considered that the removal of the industrial estate and the introduction of the green spine could at the very least preserve, if not enhance, the setting to (and general appreciation of) the Farmhouse.]</p>
WBC Archaeology	<p>Are satisfied that the archaeological interest of the site may be appropriately protected by way of conditions. Whilst this approach has an element of risk to the detailed planning process should preservation in situ of important archaeological assets be required, the applicant has acknowledged this risk in their submissions.</p> <p>[Officer Note: Conditions are recommended requiring the undertaking of archaeological investigation works in advance of 'fixing' any of the detailed layouts of the development.]</p>
WBC Ecology	<p>Satisfied that the applicant has undertaken sufficient survey effort to adequately establish the nature of ecological interest of the site and its surrounds. Has no outstanding ecological objection in principle and considers that the recommended conditions will ensure that the development will not be detrimental to the overall ecological interest of the site.</p>
WBC Education	<p>The site area (2.5Ha) and location of parcel PRS1 are satisfactory. The site will require access routes for vehicles, pedestrians and cyclists, which will be dealt with in a detailed planning application.</p>

WBC Environmental Health Officer	No objection subject to conditions.
WBC Flood Risk	Has recommended conditions to deal with matters of surface water drainage and flooding.
WBC Health and Well Being Board	No in principle objection. Comments relate to detailed elements of the application.
WBC Highways	No objection subject to conditions and S106 provisions.
WBC Housing	No in principle objection.
WBC Landscape/Trees	No objection in principle. Any development within the site will need to take account of the existing landscape constraints; whereas detailed information on levels, existing trees and vegetation and landscape proposals, will need to accompany a Reserved Matters / Conditions application according to each phase of the development.
WBC Planning Policy	No objection.
WBC Public Open Space / Sports	No objection.
WBC Public Rights of Way	A condition is recommended to secure details of how the site will ensure that the Shepperlands Farm bridleway can be linked up (via the AGLC site) to the Wokingham Lane and California Country Park bridleways. [Officer Note: Condition included]
WBC SANG	No objection, subject to conditions and S106 provisions
Neighbouring Authorities	
Bracknell Forest Council	No objection received
Reading Borough Council	Response to original submission raised objections on the grounds that there was insufficient information to assess the transport implications, and that the proposal did not contribute to transport improvements in Reading Borough. WBC provided a response to RBC explaining that South of M4 SDL's financial contribution to RBC had taken into account the transport impact on Reading of all major developments in Wokingham Borough, and so the impact had already been mitigated. No further response was received.
Hampshire County Council	Object to original submission on grounds of impact of additional traffic upon roads in Hampshire. No comments received in response to re-consultation. [Officer Note: Hampshire County Council provided a similar

	objection to the original AGLC application, but subsequently withdrew that subject to a contribution towards environmental and safety improvements along the A327 between the County boundary and the A30. The Hogwood Farm apportionment of the cost of those works is secured under the S106 here.]
Hart District Council	Object to original submission on grounds of impact of additional traffic upon heritage assets in Eversley. No comments received in response to re-consultation. [See Officer Note to Hampshire County Council]
Eversley Parish Council	Objected to the original submission on the following grounds: <ul style="list-style-type: none"> • Highly significant levels of additional traffic in the village; • Severe, adverse social and environmental impacts of that additional traffic; • Lack of adequate mitigation for those severe, adverse impacts. No comments received in response to re-consultation. [See Officer Note to Hampshire County Council]
West Berkshire Council	No objection received

REPRESENTATIONS FROM COUNCILLORS AND PARISH COUNCILS

Finchampstead Parish Council

Main causes of concern:

- Overhead power lines (132kva) should be buried. Current proposal for a buffer area to retain existing overhead lines is out of keeping with the Garden Village principles.
- Infrastructure should be planned in for the provision of a high speed fibre optic broadband network.
- Green Infrastructure and open spaces
- Footpaths – the documents confuses the use of the words “footpaths” and “footways”.
- Flooding and Surface water Drainage
- Sustainability Strategy
- Utilities

[Officer Note: There is no policy requirement for the applicant to remove the overhead powerlines; although this planning permission would not preclude a developer from doing that in the future. A condition is recommended to ensure the connection of broadband or similar technologies. Whilst matters of detailed layout and landscaping are reserved, the application is supported by an open spaces parameter plan which demonstrates that sufficient open space can be provided to meet the Council's standards in the Managing Development Delivery Local Plan and the Open Spaces,

Sport and Recreation Facilities Strategy. Footpaths and footways will be clarified through the Reserved Matters applications. WBC Flooding and the Environment Agency accept that matters of flooding and surface water drainage at the site may be suitably controlled and managed through the recommended conditions. A condition of consent is recommended to ensure sufficient utility provision on site.]

Barkham Parish Council (BPC)

- The Transport Assessments are based on unrealistic assumptions. As a consequence, future traffic levels are significantly underestimated. This in turn means that there is no credible transport plan for Barkham and the neighbouring parishes.
- BPC would like assurance that felling of mature trees will be limited as far as possible. It would be helpful if the developer would commit to planting one new tree for every tree lost.
- BPC would also like to ensure that the edges of the development are softened by adequate landscape zones and that building height on the periphery are limited to a maximum of two storeys.
- BPC also would like to ensure that there are seamless linkages of greenways between the two development sites. In particular it should be possible for students to cycle and walk safely to the new secondary school just to the north of Hogwood Lane.
- The public transport strategy indicates that a regular bus service will operate an indirect service through the development. The practicality of this proposal needs to be validated.

[Officer Note: The Transport Assessment considers the impact of the development on its own, and cumulatively with the AGLC site, the other SDLs and major development outside the borough. WBC's Transport Planners consider the document is technically sound; as do AECOM who were commissioned by the Council to independently verify the document. In addition, Members are reminded that in March 2015 Committee considered the AGLC application for the northern part of the Arborfield Garrison SDL; wherein planning permission was granted subject to an Infrastructure Delivery Plan inclusive of highways mitigation (both on and off site) considerate of the cumulative SDL impact and apportionment of delivery responsibility across the two SDL sites. The development feeds into this previously accepted SDL wide Infrastructure Delivery Plan.

As per the Development Framework Plan, vegetation loss would be minimised, existing boundary vegetation is in the main retained with additional structure planting and building heights around the boundaries are restricted to two storeys. The green spine of the development and the NMRE ensures good connection with the AGLC site, whilst the public transport strategy for the scheme will be brought forward in conjunction with the bus operates at an early phase of the development.]

Arborfield and Newland Parish Council

- The submitted Transport Assessment contains many errors in assumptions and calculations. Consequently, the impact of development traffic on the external highway network has been seriously underestimated.
- There is still no submitted design code identifying how the densities can be properly achieved in an acceptable unifying design across the site, especially where areas of two different densities converge.

- The delivery of the primary school will be in phase 1 which is supported by the Parish Council.
- The Parish Council support the inclusion of the Nine Mile Ride Extension (NMRE) in the full application submission and would encourage the funding for this to be sought sooner rather than later. The Parish Council is also of the view that a 30mph speed limit should be applied on the NMRE.
- The threshold trigger for transport mitigation requirements would need to be based on the development progress of both sites in tandem to ensure that mitigation is delivered on time.
- The Parish Council supports the provision of public transport to, from, and through the site.
- The permeability of the site to cyclists and pedestrians is positive and the use of a dedicated cycleway along the NMRE, network of off-road footpaths to connect into the existing highways, and footpaths around the site is supported.
- It is not considered that the Flood Risk Assessment (FRA) has been undertaken in accordance with the requirements of the NPPF; the Parish Council are concerned that the level of assessment is inadequate for the proposed development.
- Thames Water Sewage works will need to be confirmed.
- The Parish Council request that further information on the quality of the proposed SANG and that a management plan is provided. In addition, currently there is no Southern Exit from the SANG.
- It is unclear what the impact of the proposed development on local ecology will be.
- The Parish Council would like the layout to be reviewed to maximise the retention of trees and hedgerows wherever possible.
- Based on the submitted plans it appears that the Neighbourhood centre is 90% larger than outlined in the Wokingham Borough Council's Core Strategy. It will need to be ensured that the centre is of an appropriate size in relation to the District centre to be located in the Garrison site.
- Any commuted sums afforded to housing outside the SDL site should be robustly justified in accordance with Core Strategy policy CP5 and the Affordable Housing SPD.

[Officer Note: See comments above in respect to the Transport Assessment. Design Codes will be secured via the conditions. It is anticipated that the Primary School and NMRE will come forward early in the development and it is envisaged that the NMRE will be set to 30MPH. The Transport Mitigation package is linked to the phased delivery of development across the SDL sites. Both WBC Flooding and the Environment Agency are satisfied that details of flood risk and surface water drainage may be dealt with sufficiently by by of the recommended conditions. Further detail on the SANG will be provided under the recommended conditions and S106 agreement, to ensure it meets the Natural England criteria for SANG provision. The recommended conditions will ensure that the development does not result in an unacceptable impact upon ecology of importance at the site. Officers share the concerns regarding the size of the Neighbourhood centre and have restricted its size and nature by way of the recommended conditions. Under the S106 the affordable housing delivery at the site will be worked up on a phase by phase basis.]

Swallowfield Parish Council

Pleaded applications have been submitted in tandem. Application should be viewed as a single place.

Traffic

- Traffic will be attracted to Mere oak and J11 and Basingstoke. Risk of rat-running across small lanes.
- Unconvinced traffic mitigation measures will work
- More detail of traffic calming measures in Farley Hill required
- Scheme should not have urbanising effect upon road, affect school or cause congestion
- Treatment required to discourage traffic using road to Swallowfield from Relief Road (formerly from Arborfield Cross Rbt)
- Concern about congestion at Tally Ho in Eversley, Bramshill Road junction and A30 junction (in Hampshire)
- Difficult for students to access secondary school from the west

[Officer Note: See comments above on traffic impact]

MFT

- Concern MFT site would drain into River Blackwater
- Would like to see more comprehensive infiltration SUDS strategy
- Outline plans do not show how flood attenuation will be achieved
- Detailed flood designs need to be expertly reviewed
- WBC should secure funding for ongoing maintenance of flood alleviation assets

[Office Note: Both WBC Flooding and the Environment Agency are satisfied that details of flood risk and surface water drainage may be dealt with sufficiently by by of the recommended conditions.]

Biodiversity

- Impact of construction upon biodiversity. Temporary mitigation should be provided
- Future SANG management should be adequately funded
- Cumulative impact of Arborfield SDL and South of M4 SDL upon biodiversity
- Highway impacts upon Swallowfield parish have not been fully considered, with a consequent underestimation of the environmental impacts

[Officer Note: Both WBC's Ecology Officer and Natural England are satisfied that the recommended conditions will suitably protect the ecology and biodiversity interest of the site and beyond, whilst the SANG provision will ensure compliance with Natural England's 19 criteria for delivery.]

Governance

- Future governance unclear

Councillor Gary Cowen (Arborfield)

- The principle of development was made against the councils wishes at the South East Plan public inquiry and this has forced this development on Arborfield Garrison and the surrounding area.
- It is crucial that the SDL applications are looked at as a single planning

- application to ensure the overall infrastructure to deliver the whole site is in place.
- The random figure of 3500 houses raises concerns about the ability to be able to deliver these numbers on site while being restricted by the various constraints now coming to light and for this reason it is crucial that the housing numbers are not a fixed 3500 but one based on the constraints that the site throws up such as flooding, highways, public transport, infrastructure, environment and ecology.
 - Impacts upon local residents impacted by the increase in noise, construction traffic along with the loss of countryside, the existing use of public areas especially the overall enjoyment of the living in a semi rural location.
 - A very clear agreement to phased adoption must be a condition on development otherwise residents human rights will be breached.
 - Biodiversity planning must take note of the site now and ensure that after the construction period the flora and fauna is not damaged to the point where its recovery to pre development levels is impossible. It is essential that the council ensures such buffers are put into place along with the protection of all trees where possible and ancient hedges shown for removal in the current submitted plans rather than just rely on the developers submissions.
 - There is considerable wild life on Arborfield Garrison and various species of birds who live in existing deciduous and evergreen trees and replanting especially in open spaces must ensure some specimen of both deciduous and evergreen trees are part of the planting process to ensure they have a future habitat. Replacement trees should also be substantial indigenous species and not whips.
 - Protection for badgers, water voles and other land based species along with bats must also not be ignored.
 - The flood related interactions between the two proposals need to be considered and the significant erosion of green fields must be considered in detail. In addition the Blackwater and Loddon are responsive rivers so the opportunity to provide additional flood storage should be actively encouraged.
 - An overlay of flood zone maps on the proposed new housing areas would be of considerable help in evaluating flood risk.
 - Reliance on flood protection is based on a series of channels, ditches, culverts and discharge points particularly into the Blackwater. It must be clearly demonstrated that the final discharge in any flood condition will not increase in any way even under moderate or extreme weather events along with a need to ensure that flooding is not increased within and beyond the Arborfield site.
 - Traffic impact seems to be based on the bigger picture but fails locally with the exception of the Arborfield bypass to deal with local potential problems. There is an inability to properly address the problems at California Crossroads, Barkham Bridge to Bearwood Road, Winnersh Crossroads and Triangle.
 - There are no solutions and dubious calculations in relation to traffic growth, trip generation rates, and assumptions about internalisation of journeys. This seriously underestimates the external traffic generation of the SDL, and the impacts that it will have on the surrounding road network.
 - Add to this more illogical assumptions on the use of public transport, walking and cycling.
 - Loss of employment opportunities at Arborfield Garrison are not addressed in the planning applications.
 - Arborfield Cross Roundabout sits in a conservation area and any proposed changes would be unacceptable and should be resisted if the character of the conservation area is threatened.
 - Affordable housing allocation must take note of the existing small houses (about

1000) already on the garrison when the calculation for variety sizes and mixes are calculated otherwise the potential to end up with 50% of small houses (in 2020) would unbalance the whole development.

- I welcome the provision of a new secondary school and two primary schools.
- More detail of the overall community facilities are needed including sports facilities especially what precisely will they deliver for example medical/faith facilities.
- Can you ensure that the medical facilities to be provided will be sufficient to meet the needs of residents Arborfield Garrison development will deliver?

[Officer Note: See notes above in respect to Traffic Impacts, soundness of the Transport Assessment, proposed highways mitigations and ecology impacts.

The application proposes up to 1,500 dwellings – a number that will only be achievable subject to first satisfying the various condition and S106 requirements imposed by the planning permission. The site is allocated in the adopted development plan for housing delivery of this magnitude. The impacts of the development upon neighbouring properties will be limited as far as is reasonable through the requirements of the conditions and S106 obligations recommended. All public spaces of the development will be adopted in accordance with a phased management plan. The employment provision of the development is less than that identified in the development plan for the SDL, but this under provision needs to be considered against the housing delivery required of the site, the substantial public benefits of the development and the evidence of the Employment Land Monitoring Report (see paragraphs 35-40 below for more detail). The affordable housing provision of the development would be delivered on a phase by phase basis, at which time through the S106 the LPA will ensure the delivery of mixed and balanced communities. The sports facilities become the responsibility of WBC to deliver under CIL, whilst medical facilities will be delivered in either the District Centre of the AGLC site or potentially within the Neighbourhood centre proposed here – full details of the Neighbourhood centre will need to be subject to a Reserved Matters application.

PUBLIC REPRESENTATIONS

The application was advertised twice, firstly when the original application was received and secondly when amended documents and plans were received. In both instances letters of notification were sent to property addresses in the vicinity of the site and the application was advertised by both site notice and press advert.

The following response was received:

	Objection	Comment	Support
Original Consultation	187	45	3
Re-consultation	4	0	0

A summary of the consultation responses is included at appendix B of this report.

PLANNING POLICY

National Policy

National Planning Policy Framework 2012
Technical Guidance to the National Planning Policy Framework 2012

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development
CP2 - Inclusive Communities
CP3 - General Development Principles
CP4 - Infrastructure Requirements
CP5 - Housing Mix, Density and Affordability
CP6 - Managing Travel Demand
CP7 - Biodiversity
CP8 - Thames Basin Heaths Special Protection Area
CP9 - Scale and Location of Development Proposals
CP10 - Improvements to the Strategic Transport Network
CP11 - Proposals outside Development Limits (including countryside)
CP17 - Housing delivery
CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Local Plan (adopted February 2014)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 - Green Infrastructure, Trees and Landscaping
CC04 - Sustainable Design and Construction
CC05 - Renewable energy and decentralised energy networks
CC06 – Noise
CC07 - Parking
CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 - Development and Flood Risk (from all sources)
CC10 - Sustainable Drainage
TB05 - Housing Mix
TB07 – Internal Space Standards
TB08 - Open Space, sport and recreational facilities standards for residential development
TB21 - Landscape Character
TB22 - Heritage Assets
TB23 - Biodiversity and Development
TB25 - Archaeology
SAL05: Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (2012)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)

PLANNING ISSUES

SUMMARY OF MAIN ISSUES

1. Outline Planning Permission is sought for a residential led mixed use development including employment uses, a new primary school, a new neighbourhood centre, sports pitches and associated facilities and a Suitable Alternative Natural Green Space (SANG). Other than in relation to the SANG, for which full planning permission is sought, all matters of detailed design are reserved. The application site is designated in Wokingham's Development Plan as one half of the Arborfield Garrison Strategic Development Location (SDL); wherein significant growth is promoted and expected. The main issues for consideration in the determination of this planning application are therefore:

- The principle of the residential led development and the contribution of the development towards addressing Wokingham's housing and development needs, having particular regard to the development plan designations;
- The level, nature and delivery of infrastructure required to make the development acceptable in planning terms;
- The mix, tenure split/distribution and quality of the residential accommodation to be provided and whether sufficient on-site amenity space can be provided for future residents;
- Whether the neighbourhood centre, in terms of its size, location and uses, is appropriate for its intended function and its position within the hierarchy of commercial/retail centres in the area;
- Whether the development provides sufficient land for employment uses, having regard to the demolition of the existing Hogwood Farm Industrial Estate;
- Whether the development land identified for the primary school is sufficiently large and unencumbered to facilitate the delivery of a 2 form entry primary school;
- Whether the SANG provision, including provisions for ongoing management and maintenance, would sufficiently mitigate the otherwise unacceptable impacts upon the Thames Basin Heaths Special Protection Area;
- Whether the development land identified for the sports pitches and other community facilities is sufficiently large and unencumbered to enable the delivery of the required recreational facilities;

- The impact of the indicative housing locations, heights and densities upon the character and appearance of the existing landscape;
- Whether a drainage strategy could be worked up as part of the detailed planning for the Reserved Matters applications to suitably manage surface water and minimise flood risk;
- The impact of the development upon heritage assets on and within the vicinity of the site;
- The potential impact of the development upon important wildlife habitats and protected species on and within the vicinity of the site;
- The impact of the development upon neighbouring residential amenity;
- Whether the development would achieve suitable commitment to sustainable design and construction and the use of renewable energy technologies; and
- The impacts of the development upon the function and safety of the highway network in the vicinity of the site and the need to facilitate and promote more sustainable patterns of transport.

THE SITE

2. The application site comprises Hogwood Farm and forms the southern part of the Arborfield Garrison Strategic Development Location (SDL). The planning application site for Hogwood Farm comprises two parcels of land separated by the access road to West Court, a Listed Building occupied by the Ministry of Defence in the southern part of the SDL. Whilst the application site includes the existing Hogwood Farm Industrial Estate, it specifically excludes the former Hogwood Farmhouse (a Grade II Listed Building) which is located within the Industrial Estate.
3. The application site is some 109.93 ha in size. It lies within a roughly triangular area of land whose boundaries are formed by Reading Road (A327) to the west, Park Lane to the east, south-east and north-east and Sheerlands Road to the north-west. There is a byway along the northern boundary providing pedestrian and cycle access between Sheerlands Road and the Hogwood Industrial Estate.
4. The land comprises: a) predominantly large open fields in agricultural use separated by fencing and hedgerows; b) parcels of mature woodland including the Hogwood Shaw, a Wildlife Heritage Site; c) Hogwood Farm Industrial Estate accessed from Sheerlands Road; d) two houses (Hogwood House and The Lodge) together with ancillary buildings (including garaging, stables, etc.), one to the north, the other to the south, of a private road leading to Hogwood Farm Industrial Estate; and e) various agricultural buildings. The external boundaries of the site are well vegetated by woodland and hedgerows.
5. The site is located immediately to the south of the Arborfield Garrison. The Ministry of Defence has confirmed its intention to withdraw from Arborfield Garrison over a period of time and a planning permission has already been secured for the redevelopment of the area (the northern part of the SDL).

DEVELOPMENT PROPOSAL

6. The proposal is a hybrid application, including application part in outline and part in full, for a residential led development of the site inclusive of associated

physical and community infrastructure to support the delivery.

7. Outline planning permission (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) is sought for all of the development other than the SANG, for which planning permission is sought in full on 29.7ha of the site. The elements to be considered under the outline element of the application are:
 - Demolition of all existing buildings on site – including the two dwelling houses and the Hogwood Farm Industrial Estate;
 - Up to 1,500 new dwellings (Use Class C3);
 - Circa 12,000 sqm of employment floorspace (Use Classes B1, B2 and/or B8);
 - A Neighbourhood Centre (Use Classes A1/A2/A3/A4/A5 and D1);
 - A new primary school;
 - New sports pitches and associated pavilion building;
 - Highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Industrial Estate; and
 - Associated landscaping, public realm and open/green space (including children's play areas); and
 - Sustainable urban drainage systems.
8. The application is supported by parameter plans identifying indicative land uses, key movement routes, maximum building heights and maximum densities (see appendix D). Assumptions on these matters have been made for the purposes of demonstrating the impacts of the development upon the environment and local infrastructure. It is intended that the parameter plans can be secured against any planning permission that the LPA may resolve to grant and thereafter, together with any imposed conditions, act to dictate the detailed form of the development as it is brought forward through the Reserved Matters planning applications.
9. Full planning permission is sought for the Suitable Alternative Natural Greenspace (SANG). The SANG is located to the south of the site.

PRINCIPLE OF DEVELOPMENT AND INFRASTRUCTURE DELIVERY

10. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
11. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. As a strategic response to this housing demand, Wokingham has identified that the majority of this new residential development will be delivered in four SDLs, of which Arborfield Garrison is one. By concentrating its housing delivery in the four identified SDLs, Wokingham has been able to more strategically plan for and deliver the social, environmental and highways infrastructure necessary to support this significant population growth; whilst at the same time protecting other more sensitive areas of the borough from inappropriate and unsustainable development. The ability of the SDLs to deliver a significant number of homes phased over the plan period is therefore significant if Wokingham Borough Council is to maintain a five year supply of

housing and resist speculative development of other unallocated sites elsewhere in the borough.

12. Core Strategy Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure. The AGLC site, which forms the northern half of the SDL, has already secured an outline planning permission for up to 2,000 dwellings. The development the subject of this application seeks to deliver the remainder of the SDL's Development Plan housing allocation.
13. Core Strategy policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
14. The timing of the application submissions for both parts of the SDL has enabled site-wide issues to be thoroughly considered in both developers' plans, and for the SDL to be planned as a single place. The planning application has been provided with an Infrastructure Delivery Plan (IDP) that identifies how this development contributes towards the overall infrastructure requirements of the SDL, and showing the masterplan has evolved in cognisance of the proposals for the northern part of the SDL.

Housing Provision

15. The application seeks consent for up to 1,500 new homes, in line with the SDL allocation. The submitted parameter plans identify development parcels and prescribe development densities across the site; although no indication of dwelling mix has been provided with the application. WBC have therefore commissioned work from AECOM who advise that, based on the dwelling plot area assumptions on the parameter plans, it would be feasible for the applicant to deliver the following dwelling mix: 5% 1 bed; 25% 2 bed; 40% 3 bed; 25% 4 bed; and 5% 5 bed.
16. Notwithstanding, whilst the submitted parameter plans identify existing site vegetation, they do not include the buffers around those parcels of vegetation that would be expected if they are to be retained; retention as is indicated upon the submitted Development Framework Plan. In the circumstances WBC have commissioned AECOM to produce a further constraints plan for the site, identifying all known development constraints (including buffers). AECOM have subsequently superimposed and reduced the application identified development parcels to reflect the constraints and provided commentary on the implications for housing numbers. AECOM suggest that when incorporating all of the constraints the applicant could only deliver between 1,380 and 1,455 homes without exceeding the residential densities identified on the parameter plans, with the following dwelling mix: 15% 1 bed; 24% 2 bed; 26% 3 bed; 21% 4 bed and 13% 5 bed – 1,455 only being achieved if the overhead powerlines are grounded.

17. Officers are therefore recommending approval of the parameter plans as are submitted, although subject to their amendment to accommodate any mitigation strategies that are identified through the other planning conditions of the consent. Where there will be a presumption in favour of retaining the priority landscape and ecological habitats and for mitigating against any losses, this approach will unlikely lead to any significant environmental impacts. That is not to say that subsequent Reserved Matters applications may not seek to remove vegetation at the site which is identified as of lesser importance in ecological and landscape terms, but such decisions will need to be justified at the Reserved Matters stage in the context of site wide mitigation strategies (as will be secured by the conditions) and balanced against the other development priorities at the site.
18. Moreover, the site is allocated in the Development Plan as a Strategic Development Location, within which significant growth is anticipated in response to Wokingham's housing and development needs. The development would deliver up to 1,500 residential units, inclusive of one and two bed flats and one to five bed houses. The wide mix of dwelling sizes and types that can be achieved on the site accords with the aims of Government policy regarding social cohesion and inclusion aims, as do the arrangements for the provision of market and affordable housing units. The development would therefore contribute significantly towards addressing Wokingham's identified housing needs and demand. This is without doubt a substantial public benefit that weighs heavily in favour of the approving the development. Even at 1,380 units, the development will still make a significant contribution to delivery of housing and maintaining Wokingham's 5 year housing supply. This would therefore still assist the Council in the short to medium term in resisting more speculative ad hoc or windfall developments that do not accord with the borough's comprehensive approach to the delivery of housing, infrastructure and services.
19. In order to allow residents to live longer in their own homes, at least 10% of the market and affordable homes will be secured as Lifetime homes in accordance with MDD Policy TB05.

Affordable Housing

20. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing which echoes Appendix 7 of the Core Strategy.
21. At present, the applicant proposes 35% Affordable Housing on site – to be secured by the S106 agreement. However, affordable housing is exempt from CIL and in the absence of certainty about the dwelling numbers and sizes WBC cannot have any certainty about the potential CIL receipts that will be secured against the development. In the absence of certainty about the CIL receipts, WBC can not 1) be sure of the delivery of infrastructure identified as necessary to make the development acceptable or 2) strategically plan the infrastructure delivery.
22. In the circumstances WBC are drafting the S106 agreement to enable the affordable housing offer of the development to be finalised on a phase by phase basis. It is proposed that each phase of the development will deliver either:

- 35% of the Dwellings on Site as Affordable Housing; or
- A lesser proportion of the Dwellings on Site as Affordable Housing and an Affordable Housing Contribution (equivalent to providing 35% on site); or
- A transfer of land to the Council to a value equivalent to the cost to the Owner of providing 35% of the Dwellings on Site as Affordable Housing for the Council to thereafter provide the Affordable Housing on the Site.

23. It is also intended that the S106 will allow for the potential provision of up to 20 plots for Self-Build Dwellings within phase 1 of the development or an alternative phase as may be agreed between the Owners and the Council.

24. By this approach, the LPA will be able to ensure the delivery of mixed and balanced communities in accordance with policy CP5, having full regard to the circumstances of delivery on a phase by phase basis.

Nine Mile Ride Extension (NMRE)

25. The development is principally structured around the proposed NMRE between Park Lane located at the east of the site and Byway 18 to the north, near the proposed new secondary school of the AGLC site. From here the NMRE extension would continue up through the AGLC site and link up to A327 – details of which are emerging under the AGLC proposals.

26. Unlike the AGLC application where their element of the Nine Mile Ride Extension is being constructed by the developer under their S106 obligations, under Wokingham's adopted Community Infrastructure Levy (CIL) the delivery of the Hogwood Farm section of the NMRE now falls to the Council. CIL receipts will be collected against the residential elements of the development to fund the provision, although Wokingham will have to explore options of forward funding if it is to be delivered early in the development as is currently programmed. The applicant will be obliged under the S106 to transfer the land to WBC upon request and to accommodate WBC's construction of the road.

27. At present, all matters of detailed design of the NMRE are reserved. The layout shown on the submitted drawings is only indicative, as is the alignment of the NMRE. Whilst it is not anticipated that the alignment will necessarily shift too far (if at all) the exact alignment of the NMRE will need to be subject to detailed site and ground investigation; matters which will be undertaken prior to fixing the route which will need to be presented in a Reserved Matters planning application. Given the importance of the NMRE to the function and masterplan of the SDL, it is essential that this element is fixed before any of the surrounding development parcels. This sequencing of elements is secured by the recommended conditions and S106 obligations.

Neighbourhood Centre and Primary School

28. One of the key components of the SDL wide masterplan is the provision of one District and two Neighbourhood centres designed to act as community hubs within the residential neighbourhoods, providing local retail, community,

recreation and education facilities for the residents of the SDL to enable them to access local facilities without the need to travel. It is anticipated that the Centres will include well designed public spaces capable of catering for a variety of functions, as well as enhancing the quality of the public realm experience – such matters as will be worked up in detail pursuant to the design codes (condition) and the subsequent Reserved Matters planning applications. The provision of a secondary school to serve the south of the borough and two primary schools to predominantly serve the development have been identified as necessary infrastructure for the SDL.

29. The District centre and one of the Neighbourhood centres will be delivered on the AGLC part of the SDL. The District centre includes a new secondary school, whilst AGLC's Neighbourhood centre also includes provision for a primary school. This application provides for the additional required Neighbourhood centre (development parcel NC1) and the Primary School (development parcel PRS1) to be located centrally within the site; on either side of the 'village green' and directly north of the SANG.

30. Development Parcel PRS1 is 2.5 hectares in area. The parcel is large enough and, on the basis of evidence currently before WBC, sufficiently unencumbered to enable delivery of a two-form entry primary school (with potential to expand to three-form entry) and associated playing fields and parking areas. The development itself would only generate the need for a two form primary school but the primary school site would offer the Council the opportunity to deliver an enlarged facility that meets the needs of the wider community should this be required in the future. Under CIL, the responsibility to deliver the primary school will fall to Wokingham Borough Council following transfer of the land – matters which will be secured under the S106 agreement. The phasing plans submitted with the application suggest that the primary school delivery will fall within phase 1 of the development and that the delivery of parcels surrounding both the primary school and the Neighbourhood centre will come later. Whilst detailed ground investigation surveys will be required as part of the detailed planning the phasing of the development and the S106 will ensure that the parcel of land ultimately transferred to WBC for the primary school can actually deliver the primary school. This element of the development would therefore enable delivery of an essential piece of infrastructure.

31. In terms of the Neighbourhood centre, the application seeks consent for up to 1,900 sqm to include shops (up to 500sqm), other non-A1 retail uses (e.g. financial and professional services, restaurants and cafes, public house and/or hot food takeaways, a church, and a children's nursery. Submissions indicate that 800sqm of the floorspace will be given over to a church (use class D1). Residential dwellings will also be provided within the Neighbourhood centre.

32. Officers do not support the level and nature of non-residential floorspace being promoted in the Neighbourhood centre (parcel NC1). In this regard, whilst adopted development plan policy and the SDL SPD identify the need to deliver a Neighbourhood centre as part of the development, they do not specify the size of the facilities to be provided. Policy TB16 of the MDD DPD does however identify that proposals for retail and leisure uses, including extensions, of 500 sqm (gross) or above outside the defined Wokingham major town centre or the small town/district centres or local centres will be required to satisfy the retail impact

test. The introduction of up to 1,900 sqm of retail, leisure and community uses (as is proposed) has significant potential to impact upon the vitality and/or viability of other centres within the hierarchy of main, district and local centres within Wokingham Borough and beyond; impacts which have not been evidenced through either the submitted Environmental Statement or a Retail Impact Assessment. In the absence of such evidence, officers cannot soundly recommend approval for any Neighbourhood centre provisions above 500sqm; especially where the land would be better utilised in delivering the significant housing numbers required on the site – see comments above.

33. It must be noted that the Neighbourhood centre for the AGLC application only included up to 300sqm of floorspace. The District centre itself is expected to deliver 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. There is a clear hierarchical relationship between the centres. AGLC are also committed to provide a new community building of up to 1,285 sqm to serve the new population generated by the entire SDL and the retained MoD/Annington homes. Mindful that the principal purpose of the community building is to provide a local facility to meet the needs generated by the development, the precise location, detailed design and specific uses of the community building have not been fixed at this stage and will be informed by the requirements of the emerging new SDL community as and when that becomes established. S106 contributions are also being secured against the SDL developments to fund the appointment of a Community Manager to support this process of enabling the emerging community to define and refine their community infrastructure requirements over time. Allowing consent for such significant retail, leisure and community provision in the Neighbourhood centre on the Hogwood site as is proposed would potentially impact significantly upon the viability of retail, leisure and community delivery within the District centre in direct conflict with the strategic masterplan and infrastructure delivery plan for the SDL as a whole.

34. The applicant states that the provision of the church has come about as a result of the consultation process that occurred prior to the submission of the planning application and they have refused to remove it from the application proposals. The nature of the Neighbourhood centre provision therefore remains an issue of dispute between officers and the applicant. However, in order for officers to support the application and secure delivery of the substantial public benefits that the development would otherwise offer, a series of conditions are proposed limiting the nature and amount of non-residential floorspace within the Neighbourhood centre. Following the issue of a planning permission the applicant would have the ability to appeal against the conditions if they so wish.

Employment

35. Core Strategy Policy CP15 and MDD Policies TB11 and SAL07 identify that the Hogwood Farm site will accommodate around 30,800sqm additional employment floorspace, through the expansion of Hogwood Industrial Estate.

36. The site currently accommodates Hogwood Farm Industrial Estate, which would be demolished as part of the proposed development. This Industrial Estate comprises 7 industrial/commercial buildings of some 4,257 sqm in total. Whilst located directly to the south of Hogwood Industrial Estate, it is in fact separate

with separate access from Sheerlands Road and no direct connection. Moreover, Hogwood Farm Industrial Estate is not designated as a Core Employment Area on Wokingham's Planning Policies Proposals Map (as Hogwood Industrial Estate is) and is not safeguarded under current policy for retention. 12,000 sqm of new employment floorspace is proposed in replacement.

37. Core Strategy Policy CP18 (criterion 3) provides for new employment facilities within the SDL. The supporting text (paragraph 4.84) indicates that there is scope to increase floor space within the existing boundaries of the Core Employment Area at Hogwood Farm Industrial Estate by around 30,800 sqm; however where this is impractical to provide on-site other land within the SDL may need to be identified to accommodate this uplift in employment. Land is therefore allocated by policy SAL07 of the MDD within the Hogwood Farm application site for an extension to the Hogwood Industrial Estate.
38. The development here proposes up to 12,000 sqm of employment floorspace; scheduled for the first phase of development. The development therefore would result in an overall net increase of up to 7,743 sqm of employment floorspace at the site. Through the application of design codes and consideration of the Reserved Matters application, the LPA could ensure that the employment area is designed to a high quality that will make provision for a range of sizes and types of premises in order to meet incubator/start up, move on, expansion, investment accommodation and other employment needs. Applying the HCA's Employment Density Guide (2nd Edition 2010) suggests that the uplift in employment floorspace could potentially deliver a 220 (full time equivalent - FTE) increase in jobs at the site (342 FTE in total across the 12,000sqm). Further employment opportunities will also be afforded in the new Neighbourhood centre - potentially in the region of 26 full time equivalent positions depending upon the nature and amount of the final uses.
39. However, the area proposed for the Industrial Estate extension is not as large as the amount of land allocated on the Development Plan Policies Map or identified within the adopted SDL SPD (see appendix C). Neither are there any proposals currently before Wokingham Borough Council for an intensification of the existing Hogwood Industrial Estate. The proposed scheme rather proposes to place some residential development upon a section of the land allocated to extend the industrial estate (development parcels RE14 and RE16).
40. In terms of the amount of floorspace required across the Borough, Paragraph 4.70 of the Core Strategy (supporting Policy CP15) states that the level of floorspace for industry and warehousing in the Borough as a whole needs to rise by 51,000 sqm to meet forecast employment growth to 2026 (the period of the Core Strategy). It is stated that this represents an increase in stock of approximately 10% and that this can be met through the intensification of use brought about through the redevelopment of existing employment areas and new allocations in the Managing Development Delivery DPD – as was done on site in this circumstance. Notwithstanding, the Employment Land Monitoring Report for April 2013 – March 2014 demonstrates that there has been a net gain of 3,649 sqm of B use floor space in the Borough since 1st April 2006. The report also showed that at the time of compilation the borough had 88,099 sqm of extant permissions for B use floorspace which could be completed in the next six years based on historic completion rates. Therefore, whilst the development would

deliver less employment floorspace at the site than was envisaged when the Core Strategy, MDD DPD and SDL SPD were adopted; this must be weighed against the housing delivery required of the site, the substantial public benefits of the development and the evidence of the Employment Land Monitoring Report.

Open Spaces and Green Infrastructure

41. Whilst matters of detailed layout and landscaping are reserved, the application is supported by an open spaces parameter plan which demonstrates that sufficient open space can be provided to meet the Council's standards in the Managing Development Delivery Local Plan and the Open Spaces, Sport and Recreation Facilities Strategy.

Open Space

42. The site comprises 53% open space, and provides Natural Greenspace and Amenity Greenspace far in excess of current WBC standards. The S106 agreement will include triggers to ensure that all parcels would have a green connection to the SANG at the time of occupation. The indicative masterplan shows that the open space would be provided as follows:

Typology	WBC Standards		Proposals
Parks and Gardens	1.1ha/1,000 population	3.6ha	4.72ha
Amenity Public Open Space	0.98ha/1,000 population	3.53ha	4.49ha
Children's Play	0.25ha/1,000 population	0.9ha	0.9ha
Natural Greenspace	2.84ha/1,000 population	10.22ha	29.7ha
Playing Pitches	1.65ha/1,000 population	5.98ha	6.98ha
Allotments	0.52ha/1,000 population	1.87ha	1.87ha

Sports Pitches

43. The sports strategy identifies the transfer of land to WBC to provide playing pitches, who will also have the ability to ensure dual use of the primary school facilities. This will add to the provisions secured against the AGLC planning application; wherein the re-use of the garrison sports facilities and the dual use of pitches in the primary and secondary schools are proposed. This approach is considered acceptable by the Council's POS Officer, and will be secured through the Section 106 agreement. The Council will also have responsibility to provide a sports pavilion to facilitate use of the facilities.

44. At the time of writing Sport England has raised concern about the indicative arrangement shown on the application drawings. However, the detailed layout will need to be subject to a Reserved Matters application; an application that will be worked up in detail by the Local Planning Authority having full regard to Sport England's advice and guidance. If possible Sport England's advice will be followed; otherwise WBC will need to demonstrate exceptional circumstances at the time of the Reserved Matters application.

Play areas

45. The masterplan provides a total of 0.9ha of children's play space, to be delivered as follows:

- 1 x Neighbourhood Equipped Area for Play (NEAP);
- 2 x Local Equipped Area for Play (LEAP);
- 2 x Local Landscaped Area for Play (LLAP); and
- Local Areas for Play (LAP).

46. This would be in accordance with the Council's standards, and the S106 agreement secures the provision of suitable equipment for these spaces at appropriate stages of the development – together with arrangements for transfer to the LPA following completion and contributions towards initial maintenance costs. The Council's POS Officer is satisfied with the approach shown.

Allotments

47. In order to meet the requirement for allotments, the applicant has identified an area of 1.87 ha. This land would be transferred to Wokingham, where after Wokingham would deliver the allotments under CIL arrangements. WBC will be in full control of the provision and can ensure the quality of provision in line with WBC's own specifications. Full details will need to be subject to a Reserved Matters application.

Future Management and Adoption of Open Spaces

48. Under CIL, the outdoor sports provision and the allotments become the responsibility of WBC to deliver following land transfer which will be secured under the S106. The applicant will assume responsibility for delivery of all other items. The Section 106 agreement secures a contribution towards the maintenance of the green infrastructure and makes provision for it to be passed over to the Local Authority for adoption or to another body nominated by the Council. This flexibility would allow the management of the green infrastructure to be taken over by a Community Interest Company (or alternative community body or Parish Council) should it be established in the future. The Council's S106 requirements are sufficiently robust to ensure there will not be problems created by areas of open space being left unadopted or unmanaged in the future.

S106 AND COMMUNITY INFRASTRUCTURE LEVY (CIL)

49. Wokingham's CIL charging schedule came into force on 6th April 2015. CIL is levied in £s per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). In respect to the Arborfield SDL, £365 per sqm will be levied upon residential development; albeit that affordable housing is exempt payment. The S106 will insert control over the phasing of the Reserved Matters applications to ensure that CIL is secured against the phased delivery of the development.

50. Given the adoption of CIL, the following pieces of infrastructure within the

application site would become the responsibility of the Council to deliver – the transfer of land to enable delivery would be secured via a S106 agreement:

- The Nine Mile Ride Extension;
- The Primary School;
- The Sports Pitches and associated Pavilion; and
- The Allotments.

51. In addition, the following pieces of off-site infrastructure also become the responsibility of Wokingham to deliver for which CIL money from this development could be directed – these infrastructure items having been identified within the Arborfield Garrison Infrastructure Delivery Plan as necessary to make the development acceptable in planning terms:

- The Arborfield Cross Relief Road;
- Barkham Bridge Improvements;
- Greenways AR1-AR5;
- Public Transport Network Improvements;
- Secondary School Delivery (on the AGLC site);
- Special Education Needs;
- Community Centre Provision (on the AGLC site);
- Country Parks;
- Countryside Access/PROW;
- Indoor Sports Facilities;
- Libraries; and
- Cemeteries.

52. The development would also deliver the following s.106 obligations:

- Land for delivery of on-site CIL Infrastructure;
- Affordable Housing;
- Environmental Improvements to the A327 in Eversley;
- Off-site highways improvement works Contribution – to Farley Hill and Whitehorse Lane;
- Travel Plans;
- A Public Transport Services Improvements Contribution;
- California Cross Roads Improvements;
- Safeguarding a corridor of land to the west of the NMRE to allow a more direct route through the development bypassing the District Centre, should it be considered necessary;
- Contribution to the provision of a Community Manager;
- SANG delivery, transfer to WBC and contribution towards initial maintenance;
- SAMM contribution;
- Greenspace, Amenity Open Space and Playspace delivery, transfer to WBC and contribution towards initial maintenance; and
- S106 Monitoring fee.

53. The above package is considered reasonable to mitigate the otherwise unacceptable impacts of the development upon local infrastructure. It has been negotiated having regard to the expectations set out in policy (Policy CP18 and

Appendix 7 of the Core Strategy, the Infrastructure and Contributions SPD, and the Arborfield Garrison SDL Infrastructure Delivery Plan), to the details of the scheme and to the substantial planning/public benefits that the scheme would deliver. Each of the obligations above has also been negotiated having regard to the statutory tests set out in the Community Infrastructure Levy Regulations 2010; namely they are considered: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

54. The overall infrastructure package to be delivered on and off of the site, either through site specific provisions, S106 obligations or through CIL have been derived from a fair apportionment of a SDL wide Infrastructure Delivery Plan; devised in advance of the granting of the AGLC planning application.

LAYOUT AND DESIGN

Policies and Vision

55. The Council's vision for the Arborfield Garrison SDL is set out in Core Strategy Policy CP18, and in particular the concept rationale in Appendix 7. Further detail is provided by the Arborfield Garrison Strategic Development Location SPD. This sets out that the development should be a 'large village' with an appropriate mix of uses; that is absorbed into the landscape; has sustainable transport promoted alongside road links; is integrated with existing residential development and heritage assets, and would enhance employment facilities.

56. The NPPF sets out overarching principles for design in section 7. Core Strategy policies CP1 and CP3 are consistent with this approach and these require high quality design that respects the context of the site and the surroundings. Managing Development Delivery policies CC03 and TB21 require that development proposals have due regard to the landscape context of the area and incorporate adequate landscaping to soften the development, and Policy TB24 seeks to ensure that development would not have a harmful impact upon the heritage assets.

57. The Design and Access Statement provides information about the design choices that informed the proposed masterplan and its parameters. It also provides a high level design code and further information about the likely form of the reserved matters applications.

58. The applicant's vision for their development (in their Design and Access Statement) is built upon the principles in these policies and the objective of delivering a '21st Century Garden Village', as explicitly supported by para 52 of the NPPF. The Garden City concept is founded upon the idea of bringing together the best of town and country living, with ten key principles derived from this relating to issues such as the delivery of generous, interlinked green space, homes with gardens, and an integrated and accessible transport systems – see appendix E.

Layout

59. The indicative layout of the development is structured around the proposed

NMRE, the north/south green spine, the centrally located neighbourhood centre and primary school and the SANG and sports/allotments/open spaces provision to the south. In this way it broadly follows the Preferred Spatial Framework Plan of the Arborfield Garrison SDL SPD (appendix C).

60. The exception lies to the east of the site where the residential boundary proposes to project out beyond the existing hedgerow and into the adjacent open space. The main reason for this is to balance the loss of SPD identified residential land which is, as part of the proposals, being re-assigned to the north-south linear green spine of the development. Whilst the development therefore does 'bulge' out beyond the identified development limit boundary for the SDL, it is done so to accommodate the north/south green spine which links into the green infrastructure proposed on the AGLC part of the SDL. Moreover, the encroachment is made in conjunction with a deliverable SDL-wide comprehensive masterplan and infrastructure delivery plan which ensures that the applicant funds and delivers an appropriate share of the SDL infrastructure and does not prejudice the comprehensive delivery and implementation of the wider SDL. In those circumstances the alternative layout is acceptable in accordance with MDD policy CC02.

Landscape

61. Appendix 7 of the Core Strategy (A7.4c) sets a strategic objective for the site 'to absorb development into the landscape setting through the careful planning of the built form'. Design Principle 1a of the Arborfield Garrison SDL SPD requires that the design should draw on the existing landscape context and its unique and distinctive elements to deliver a strong character.

62. The development has been focused to the northern part of the site, although with existing structure planting predominantly retained and the introduction of new structure planting. The north/south green spine would be worked up in more detail as part of the Reserved Matters application but has the potential to provide a focal point to the development and a strong link with the northern part of the SDL (the AGLC site). These green links allow easy movement as well as corridors for biodiversity, and in so doing helps to deliver the Garden City vision.

63. Whilst there would be the loss of some of the existing landscape features, losses have been kept to a minimum. In order to compensate for the losses, structural landscaping which includes native tree and hedgerow planting is proposed within the development areas and SANGs.

64. An overarching landscape strategy would be secured to tie together the individual phases around the importance to retain and safeguard the existing vegetation where possible through tree / hedge protection methods, particularly during construction. Where this is not possible, the developer would compensate for the loss of vegetation with suitable replacement planting. Conditions are recommended in this regard.

Density, scale and appearance

65. Appendix 7 of the Core Strategy identifies that the average density should be between 30-35 dwellings per hectare, but that variation should occur through the

concentration of above average densities around the district and local centres, and less than average densities towards the site edges. The SPD informs that a density of up to 50dph could be acceptable in central areas.

66. The overall density of the whole site is 35dph. There is variation across the site with the highest density (up to 50dph) along the NMRE and within the Neighbourhood Centre. The density of development has been reduced towards the edges of development so as to reduce landscape and visual impact. A similar approach has been applied to inform the height of the buildings on the site; with parcels central to the site identified for development up to three storeys and other parcels identified for buildings up to two storeys. Taken together, the approach in respect to height and density would provide a transition between the built form and the countryside which is considered to be sensitive to the character of the area and landscape setting. This approach is considered acceptable and would not result in significant harm to the wider area or development itself.

67. Concerns have been raised by various parties that development parcel RE16 has been identified for 'medium density development' at between 27-37dph. In this location the other side of Park Lane is designated countryside. The SPD identifies that in these village edge locations density should be approximately 25-30dph. The SPD goes on to state that settlement edges should be carefully considered to reflect the rural context and that development should not back onto open space or surrounding countryside, to ensure a positive address of these areas. In response it must be remembered that the detailed layout of parcel RE16 is reserved until detailed design stage. The drawings also show the retention of the existing boundary vegetation and new structure planting in this location. In the circumstances it is considered that this area of the development can accommodate the slightly higher densities (at heights of no more than 2 storeys) than those prescribed in the SPD without undue visual or landscape harm.

Character Areas

68. The Design and Access Statement provides an evaluation of the site and applies principles to inform layout and appearance. In response four character areas have been identified and the D&AS has provided a preliminary indication of how the areas of development might evolve. The areas identified are:

- Village Core;
- Village Residential;
- Village Edge; and
- Employment Area.

Village Core

69. The Village Core comprises the central development parcels of the site, including the Neighbourhood Centre, the primary school, the areas fronting directly onto the north/south green spine and the properties fronting onto the Nine Mile Ride Extension. These areas will seek to establish the character of the garden village as a whole, creating the sense of a high quality residential environment framed by tree-lined streets and generous green, open spaces. It is envisaged that wide

grass verges adjacent to the highway, planting of large-scale trees, large front gardens and on plot parking with limited on street parking provision will reflect the character of surrounding rural lanes and roads.

70. The Nine Mile Ride Extension will be designed to reflect the character of the existing Nine Mile Ride. Landmark buildings would then define the entrance to the site, the village green and other key locations along the length of the Nine Mile Ride Extension. Large houses with long front gardens would reflect the character of properties on the existing Nine Mile Ride and the strength of this road as a movement route would reinforce the connection to the Garrison site.

71. The generous green space in the centre of the site will act as a village green and main pedestrian route between the Garrison site and the SANGs in the south. It is envisaged that this will be a multi-functional open space, a mix of formal and informal meeting places and a place around which the village and the Neighbourhood centre can focus. It is envisaged that through well planned and varied landscape treatments, together with sensitive design of SUDS creating water features throughout the area, this area will contribute significantly towards the garden village aspirations of the development.

Village Residential

72. Around the village core, the 'village residential' areas will deliver a range of residential environments to suit a variety of tastes and incomes, with a mix of house types, styles and sizes. There will be more semi-detached and terraced housing than on the Nine Mile Ride Extension. Much of the character will be established by retained existing vegetation and additional shrub planting. A wide range of street typologies will be used in these areas.

Village Edge

73. This character area extends around the fringes of the garden village. The Village Edge is identified along the western boundary of the site and along the southern boundaries of the development parcels where they sit adjacent to the proposed SANG and sports pitch/open space provisions. In these areas the density of development will be lowest, marking the transition from the village core and residential areas to open countryside. This character area responds particularly to the woodland setting created by existing shelter belts and groups of trees. Much of the tree planting already exists, although this would be augmented where appropriate and, in many areas, it is envisaged that mature specimen trees will exceed the height of the proposed dwellings.

Masterplan conclusion

74. The masterplan and DAS addendum demonstrates that the quantum of development can be brought forward for the site in broad compliance with the requirements of the Core Strategy and the Arborfield Garrison SPD. The proposal would not have a harmful impact upon the amenities of existing residents, and would integrate well with the AGLC development (to the north) to help shape the SDL into a single, coherent place. The conditions proposed, with requirements for detailed design codes, and design briefs in the most sensitive areas, can help establish diversity for the new settlement areas and deliver a

high quality 'place'.

NEIGHBOURING RESIDENTIAL AMENITY

75. The NPPF and Core Strategy policy CP3 require that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. These principles are reinforced and outlined in greater detail within the Council's Managing Development Delivery document and the Borough Design Guide. In particular, the Borough Design Guide sets minimum distances between dwellings, and minimum garden lengths.

Use

76. The development, subject to considerate management practices, would not be introducing of a use or uses inappropriate to this locality. The proposed uses would be consistent with other uses in the vicinity, and with the uses and activities that are actively promoted and encouraged at this location within the adopted Development Plan.

Outlook, Daylight, Sunlight and Privacy

77. The application is an outline scheme therefore the exact location of buildings is not to be considered. That notwithstanding, the development is sufficiently distant from all neighbouring properties such that it need not introduce unacceptable relationships of overlooking and loss of outlook, daylight or sunlight. Separation distances to existing dwellings would all achieve separations in excess of the standards set by the Borough Design Guide. Where development parcel RE16 would come closest to existing residential properties located on the opposite side of Park Lane, development heights have been kept to two storeys, existing boundary vegetation is to be retained and new 'advanced woodland planting' is proposed. These matters will be considered in more detail at the Reserved Matters planning stage.

Impacts During Construction

78. Noise, disturbance and inconvenience during the construction period can be appropriately minimised as far as is reasonable through good practice and through the conditions requiring the submission (for the Council's approval) of a Construction Environmental Management Plan and restricting the hours of construction activity.

Amenity Conclusions

79. For the reasons set out above, in terms of its impact upon neighbouring residential amenity the development need not fail against the relevant policies of the Development Plan; namely Core Strategy Policy CP3 and Policy CC06 of the MDD DPD.

HIGHWAYS AND TRANSPORT

Highways Policy and Background

80. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network. The NPPF advises, however, that development 'should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.

81. The application is accompanied by a Transport Assessment (TA), and an assessment in the Environment Statement. The impact is considered for the development site on its own, and cumulatively with the AGLC site, the other SDLs and major development outside the borough. In addition, Members are reminded that in March 2015 Committee considered the AGLC application for the northern part of the Arborfield Garrison SDL; wherein planning permission was granted subject to an Infrastructure Delivery Plan inclusive of highways mitigation (both on and off site) considerate of the cumulative SDL impact and apportionment of delivery responsibility across the two SDL sites. Given the holistic approach to the delivery of infrastructure across the SDL, the Hogwood Farm development is required to make up the whole.

Highways within/accessing the site

82. The development is principally structured around the proposed Nine Mile Ride Extension between Park Lane located at the east of the site and Byway 18 to the north, near the proposed new secondary school of the AGLC site. Following Wokingham's adoption of its Community Infrastructure Levy (CIL) charging, the delivery of the southern section of Nine Mile Ride Extension through the site becomes the responsibility of Wokingham Borough Council. As set out above, the applicant will be obliged under the S106 to transfer the land to WBC upon request and to accommodate WBC in its construction of the road. In addition the detailed design of the road, including the final route, will be fixed before any of the surrounding development parcels can be brought forward.

83. In addition, the application drawings show the Hogwood Spur Road, which would run between the Nine Mile Ride Extension and Hogwood Lane providing access to parcels of development either side of the road and to Hogwood Industrial Estate.

Access Junctions

84. The proposed site access junctions are mainly off the Southern section of the Nine Mile Ride Extension and the Hogwood Spur Road. These will be designed to provide suitable accesses to the development in terms of location and highway design. The only specific site accesses onto an existing highway are off Sheerlands Road. There is a permanent access to the south and the preliminary layout has confirmed that they would have sufficient capacity to accommodate the traffic and operate safely. The junction design is supported by Stage 1 Road Safety Audit. The interim access proposed connects just south of byway 18 and may be constructed if required.

Design of the primary and secondary roads

85. The design of the roads are consistent with the WBC Street Hierarchy and Palette of Materials Guidance (although the width of some of the secondary roads will need to be wider than specified, where appropriate, to accommodate buses). All the primary streets, and most of the secondary streets (depending on local characteristics such as traffic flows, the speed limit and proximity to schools) will have footways on both sides of the road and a shared cycle route on one side. At reserved matters the tertiary routes will be specified, and these will also need to comply with the Council's design guidance.

Walking and cycling connectivity within the site

86. An extensive network of pedestrian and cycle routes is being delivered within the site to ensure journeys are easy and safe by these modes from all the residential areas to the school, Neighbourhood Centre and recreation areas. These will also enable safe routes to schools to be established when the schools (primary and secondary) are delivered.

87. The more strategic segregated routes within the site connect with the AGLC site to the north and external greenway routes as referred below. There is a key route through the linear park linking the AGLC site to the District Centre and onwards to the West Court SANG.

Nine Mile Ride Extension (NMRE)

88. The NMRE South through the site will connect the Nine Mile Ride at Park Lane to Byway 18 where the northern section of the NMRE links to the A327 access roundabout and past the District Centre and the Secondary School. It will be subject to a 30mph speed limit and have the characteristics as identified above for a Primary Street. The avenue of trees will help delineate the road and create a sense of character. The road is being delivered by the Council and is programmed to be delivered early in the development.

89. In order to provide options for the future, and to ensure that traffic would not be delayed in the District Centre when the SDL is complete, a corridor of land has been identified to the west of the NMRE to allow a more direct route through the development bypassing the District Centre, should it be considered necessary in the future. Care is being taken to ensure that this corridor aligns between the AGLC and Hogwood Farm. This matter is secured by way of the S106 agreement.

90. Development in parcels RE2 and RE3 that adjoin this corridor will have to be mindful of the potential for this route to become a primary street, and surrounding development will need to be designed accordingly.

Car & Cycle parking

91. The level of parking provision indicated is consistent with the WBC's Parking Standards and will be secured by condition and firmed up through later Reserved Matters applications.

Off-site highway effects and mitigation

92. The potential impacts of the additional development traffic have been comprehensively assessed and mitigation developed to deal with the traffic generated by the whole SDL. A similar analysis and findings has been presented as was presented with the AGLC planning application. The Infrastructure Delivery Plan agreed by WBC at the time of the AGLC application identified the following off-site works as necessary to mitigate the otherwise unacceptable impacts of the development upon the function and/or safety of the surrounding highway network. These works remain necessary to facilitate the delivery of the SDL wide development and would be secured/delivered by the S106 obligations imposed upon AGLC, by S106 obligations imposed here upon the applicant and through CIL, as follows:
93. Arborfield Cross Relief Road (ACRR) - Northwards of the SDL on the A327, there are additional traffic flows generated travelling towards the M4 and Arborfield Cross, which is already subject to peak hour delays. The SDL, through S106 contributions from AGLC and CIL from MFT, will fully fund the construction of the ACRR. The timing of completion of the ACRR is expected in 2019 or 2020 which should coincide with no more than 900-1000 dwellings being completed at the Arborfield SDL. However, to secure delivery of the ACRR as soon as possible, WBC is seeking to forward fund the scheme with assistance from Central Government.
94. Barkham Road and Commonfield Lane - This is already a congested route and mitigation opportunities are limited. However, it is proposed that Barkham Bridge will be widened to two way operation. This will be delivered by WBC and funded by a combination of S106 contributions from AGLC and CIL receipts from MFT. The highways model has tested the wider impact of this, and identified little additional flow and significant reductions in delays to traffic. There would also be a benefit to highway safety. Further mitigation at the Bull junction and Bearwood Road junction were considered, but discounted as unnecessary to mitigate the impacts of the development, especially where the opening of the ACRR will transfer some northbound traffic from Bearwood Road and help to mitigate the effects.
95. Park Lane - The NMRE will provide an attractive route for traffic from the A327 accessing the existing Hogwood Industrial Estate or travelling to Finchampstead, and thus reduce pressure on Park Lane North and South. At the eastern end of the NMRE, where Nine Mile Ride joins the application site, the junction will be designed to deter traffic from using both Park Lane north and South, thus protecting the narrow rural lane. This narrow rural section of Park Lane south is expected to become less trafficked mainly due to the NMRE being a better route to the A327 for all modes.
96. Nine Mile Ride and California Crossroads - The main capacity constraint along Nine Mile Ride is California Cross Roads where currently there are peak hour delays, and increased delays would be expected. Mitigation alternatives have been and are being examined. A Working Group has been set up with representatives from the local community, and this has had several meetings. At the meeting, options have been discussed and it was agreed that the preferred approach is to deliver a shared space approach. Over the coming months a scheme will evolve based on these principles to be funded by the developers.

Further east, Nine Mile Ride enters the neighbouring authority of Bracknell Forest Borough Council (BFBC); who have raised no objection to the development.

97. White Horse Lane - This is a narrow lane located about 500m along Nine Mile Ride east of Park Lane that provides a connection to the south and could attract through traffic towards the Hampshire border and Yateley. The Council has carried out a detailed traffic management study and identified the need for mitigation. A detailed scheme has not yet been drawn up but works are likely to include some minor works at the entrances to the Lane and along it, where bridleways and / or footways cross. Some of this traffic will also use the Memorial Junction which would benefit from a road safety improvement. The funding of these mitigation measures would be appropriately apportioned between the two SDL sites through the respective S106 agreements.
98. B3030 Winnersh Corridor - The Transport Assessment Addendum examined these impacts on this corridor and concluded that the increase in flows can be satisfactorily accommodated on the highway network.
99. Church Road and Farley Hill (towards Swallowfield) - Traffic flows are forecast to increase along Church Road through Farley Hill further west to Swallowfield. Existing traffic flows in peak hours are fairly modest at 300-400 vehicles per hour. This means that development traffic flows can soon become significant and during the AM peak while the percentage impact is over 20% the actual volume of flow is 60 vehicles. A traffic calming scheme is proposed for Church Road through Farley Hill, which the developers will be required to deliver early in the development.
100. A327 (South - Effect upon Eversley and Hampshire & Park Lane south) - The traffic effects of the Arborfield SDL on the A327 southwards into Hampshire have been the subject of considerable discussion with Hampshire County Council (HCC). The main highway junctions identified for review were within Eversley and are the Tally Ho junction and the bridge. Both of these were tested and identified as being able to accommodate the additional development traffic. However, it is recognised that there could be some environmental effects and, as such, the developers (both AGLC and MFT) have committed to fund a scheme of improvements that could include improved pedestrian crossing facilities, widening of footways, measures to slow vehicles and vehicle activated signs. The funding of these mitigation measures would be appropriately apportioned between the two SDL sites through the respective S106 agreements.

Public Transport Strategy

101. The Infrastructure and Developer Contributions Supplementary Planning Document sets out the importance of a public transport strategy to meet sustainable objectives. It identifies bus transport routes to Wokingham, Bracknell Reading and Winnersh. These need to be phased 'and to provide direct services and ensure an effective alternative to car borne journeys'.
102. A bus route has been identified through the site, and a Public Transport Strategy has been developed with consideration to the needs of the entire SDL, and linking to the proposals for the South of M4 SDL. The following enhanced services are proposed:

- Phase 1 (as existing): 20 min to Reading and 60 min to Wokingham;
- Phase 2 (starting early in the development). Retaining the 20 min to Reading. A 30 minute service to Wokingham by adding an additional service via Finchampstead Road. A new direct 60 minute service to Bracknell that runs along Nine Mile Ride;
- Phase 3 adds a further bus to Reading each hour (so a 15min frequency). Then, extends one of the routes to Wokingham or Bracknell depending on which has the most demand, which would mean a 30minute service to either Wokingham or Bracknell.

103. The public transport strategy will be financially supported by the SDL developers under their apportionment of the Infrastructure Delivery Plan. The Council will seek to ensure that the funding is diverted at an early stage (while the service is not yet viable) so sustainable habits can be embedded from the outset.

Greenways and external pedestrian/cycling links

104. Five greenways are planned to be delivered around the SDL. These provide external connections to key destinations for pedestrians, cycles and also equestrians on some of the routes. The routes internal to the SDL will link into these. The Greenways are as follows:

- Route AR1: Arborfield to Shinfield
- Route AR2: Arborfield to Barkham & Wokingham (via Commonfield Lane and Edneys Hill)
- Route AR3: Arborfield to Finchampstead (through California Country Park)
- Route AR4: Circular Bridleway Biggs La / California County Park/ Nine Mile Ride & Park Lane.
- Route AR5: Improvements to Nine Mile Ride (NMR) from Park Lane to Heath Ride.

105. These will be delivered by Wokingham. They are part funded by an AGLC S106 contribution, with the remaining costs to be met by CIL.

Travel Planning and My Journey

106. The access strategy focuses on delivery of infrastructure that enables non car modes to be used where possible. This will be augmented through travel plans; which will encourage and promote more sustainable patterns of transport. The residential development will contribute towards the Council's My Journey programme through the S106, while other land uses will be required to provide detailed Travel Plans prior to occupation once the final occupants are known.

Construction Traffic

107. A Construction Environmental Management Plan (CEMP) will be submitted and agreed with the Council prior to construction in each sub-phase. It is anticipated that the construction traffic will only access the site from the A327 and will not use Park Lane or Barkham Road beyond the site. These detailed matters will be worked up in detail once developers for each parcel of land have

been identified. A planning condition specifies the requirement of the CEMP.

Access and movement – conclusion

108. Overall, the Highways Officer is satisfied that the package of transport measures proposed by the application will help to alleviate the additional vehicle movements that the development generates. An extensive set of highway mitigation is offered which includes funding towards the ACRR, widening of Barkham Bridge and improvements to California Cross Roads. Traffic management measures will also be introduced in Farley Hill and White Horse Lane and environmental improvements on the A327 in Eversley.
109. The access strategy provides for sustainable transport modes, i.e. walking, cycling, equestrians and public transport. There is an extensive set of external greenways and internally a network of pedestrian and cycle routes linking up the different land uses. The public transport strategy will provide 15 minute services to Reading, and is expected to provide a direct 30 minute services to both Wokingham and Bracknell. The internal bus route is within easy walking distance and there will be high quality bus stop facilities. Travel planning, notably with 'My Journey', will help to encourage the use of these modes.
110. The extensive package of measures and recommended conditions as specified should ensure that adverse highways impacts will be minimised in terms of safety and access for all users.

THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

111. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 5km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The Arborfield Garrison SDL lies wholly within this zone and, in accordance with Core Strategy Policies CP8, and CP18 and saved South East Plan Policy NRM6, mitigation is being provided in the form of Suitable Alternative Natural Greenspace (SANG), and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
112. Full planning permission is sought for 29.7ha of SANG within the site. The SANG would be delivered in one phase in advance of occupation of any of the residential development. The SANG is located adjacent to the Southern SANG provision in respect to the AGLC planning permission and would be delivered to link into that provision. The 'end state' scenario (with both developments) would result in a comprehensively-planned West Court SANG of 54ha serving both SDL developments, which would be of a sufficient size to provide a high quality, natural experience. The SANG would be linked to the adjacent development parcels and AGLC site via a network of SDL-wide green links.
113. The design of the SANG would be sympathetic to the landscape and ecological considerations of the site, subject to the details being conditioned. As with AGLC, via the S106 the applicant would be required to submit to the Council for approval a SANG Management Plan prior to commencement of the

construction of the SANG and to construct the SANG in accordance with the approved SANG Management Plan and the Planning Permission. The SANG would be delivered and available in advance of any residential occupation of the development. In addition conditions are recommended to ensure that there is sufficient parking made available prior to the commencement of use of the SANG and prior to residential occupation of any of the development – in the longer term the applicant is currently proposing parking adjacent to the neighbourhood centre to the north of the SANG but these details will need to be worked up in more detail, potentially with temporary provisions in place prior to the neighbourhood centre being built out.

114. Given the SANG proposals and the SAMM contribution, Natural England and WBC's SANG officer support the development. The application is supported by a Habitat Regulations Assessment Screening Report which demonstrates that the development both alone, and in combination with other plans and projects, is not likely to have a significant effect upon the Thames Basin Heaths SPA.

LANDSCAPE, TREES AND VISUAL CHARACTER

115. The form of the development will have been guided by information in Core Strategy Policy CP18 and Appendix 7, as well as the SPD for the whole of the Arborfield Garrison SDL. One of the key issues is the site's response to the existing landscape context including character and how development can be absorbed into the landscape, taking account of the site's natural features.

Trees

116. A Tree Constraints and Arboricultural Assessment has been included with the application. This document provides information on all the trees and hedgerows surveyed on the site overlaid onto Parameter Plan B: Green Space and Infrastructure. By confining the development parcels to the existing field pattern of the site, the report identifies that the majority of trees on the site need not be removed to facilitate the development. The report does however identify that the development would likely result in the loss of two category A trees, 16 category B trees/tree groups, 9 category C trees, and 11 category U trees. These mainly consist of the trees to be removed where the Primary Highway Route passes through the site.

117. The loss of the trees is necessary to facilitate the development. However MDD DPD Policy CC03 requires that any impacts should be mitigated, and the Council's Landscape Officer is content that this can be provided through a high quality landscape scheme, that will be required under the Reserved Matters planning applications.

Visual Character and Landscape Impact

118. The application is also supported by a Landscape and Visual Impact Assessment, which has helped to inform the parameters of the development. The assessment include site context photos from an extensive range of viewpoints both within and out with of the site. The range of viewpoints identify that the boundaries around the northern part of the site are heavily vegetated and afford limited view into the site. Moreover, any visual impacts of the development

from viewpoints outside of the development will be mitigated to a large degree by the retention of existing vegetation and the advanced woodland planting proposed – as indicated on the Development Framework Parameter Plan - and through the use of design codes.

119. That notwithstanding, for the northern part of the site the development upon hitherto undeveloped arable farmland will undoubtedly have a moderate to major significant impact upon the existing landscape character for this area. At the '15 years post construction' stage, landscape character would have changed significantly to one of a series of residential areas defined by woodland edges, access roads with tree planting. This is an inevitable consequence of the development.

120. However, through the adoption of the existing development plan, Wokingham Borough Council has made a choice to pursue the Arborfield Garrison SDL as a delivery mechanism for the growth anticipated within the borough. At present Arborfield Garrison neither contains nor is well connected to a range of services and community facilities. In the case of the Arborfield Garrison SDL, a significant part of the area is brownfield land, particularly on the AGLC site, which would be redeveloped in a manner which would improve its accessibility to services. However, a substantial area of undeveloped 'greenfield' is needed to generate sufficient critical mass for a viable settlement with an acceptable number of facilities; particularly in the southern part of the SDL – indeed, the Hogwood Farm site is predominantly open fields with the exception of two existing dwellings and the Hogwood Farm Industrial Estate. Moreover, the long term sustainability of the area depends on the strategic provision of new transport, commercial, social and employment infrastructure across the whole of the SDL area to prevent unnecessary travel and promote a reasonable degree of self-containment. Any harm as a result of the development on this greenfield site is outweighed by the substantial public benefit of the development.

121. At present the site includes a 132kV overhead powerline, which runs north east to west across the site. It is a prominent feature within the landscape that detracts from the rural feel of the area. It is not however proposed to remove or 'ground' the power line; rather the development parcels have identified this as a constraint of the site. This powerline has a 16.6m easement, a buffer area within which new houses cannot be constructed.

122. The LPA cannot insist upon the removal of the powerline because there is no such adopted policy requirement. However, this would not prevent a future developer from making a commercial decision to ground the infrastructure as and when the Reserved Matters planning applications for the relevant phases are progressed.

ECOLOGY

123. Core Strategy Policy CP7 requires appropriate protection of species and habitats of conservation value. Arborfield Garrison SPD Design Principle 1b seeks to protect and enhance ecological habitat and biodiversity across the SDL.

124. The applicant has undertaken surveys of the site to establish the nature of biodiversity interest of the site and its vicinity. The proposals identify that the site

does support some important habitats such as ancient woodland and species-rich hedgerows; and a number of important/protected species such as bats, badgers and breeding birds. Mitigation is proposed in the form of habitat creation including new ponds woodland and grasslands (mainly within the SANGs), an appropriate bat mitigation strategy (including a sensitive lighting scheme), a detailed reptile mitigation strategy that will enable the retention of the reptiles within the site boundary, and a Biodiversity Action Plan that will deliver a range of general biodiversity mitigation and enhancement measures.

125. Wokingham's Ecology Officer has reviewed the submissions and is satisfied that the applicant has undertaken sufficient survey effort to adequately establish the nature of ecological interest of the site and its surrounds. Moreover, he is satisfied that the recommended conditions allow the LPA sufficient control to ensure that the development, when brought forward through the Reserved Matters planning applications, need not prove unacceptably harmful to the overall ecological interest of the site.

DRAINAGE, FLOOD RISK AND THE WATER ENVIRONMENT

126. The NPPF and Core Strategy policy CP1 seek to ensure that new development should avoid increasing and where possible reduce flood risk. MDD Policy CC09 seeks to locate vulnerable development away from areas at risk of flooding, and Policy CC10 seeks to reduce run-off rates and volumes to as near as greenfield as practicably possible.

127. After reviewing the submitted FRA and additional information submitted to support the application, the Environment Agency is satisfied that run-off rates will be restricted to Greenfield (Set 1) and that there will be enough space on site to provide sufficient storage capacity to attenuate surface water run-off up to the 1 in 100 plus climate change storm. It is proposed to use SUDs as per the Strategic Development Framework Plan. As the rates will be set to Greenfield, volumes will be managed so not to increase flood risk off the site. In the circumstances the Environment Agency have recommended a series of conditions that will ensure that the development will suitably meet the requirements of the National Planning Policy Framework (NPPF).

128. WSP have reviewed the submission on behalf of WBC's Flood Risk Advisor and requested further information on the drainage strategy, but in the absence of such information have suggested their own condition. Given that there is so much flexibility in the layout Wokingham Officers have confidence that a strategy could be made to work. Certainly the design standards that they are aiming to achieve would provide a huge benefit for events over the annual maximum and accords with MDD Policy CC10. Further details of the SUDs will be sought for each sub-phase in accordance with the recommended conditions and as part of the Reserved Matters applications.

HERITAGE ASSETS

129. Policy TB24 of the MDD requires development to 'at least conserve and, where possible enhance the important character and special architectural or historical interest of the building, Conservation Area, monument or park and garden including its setting and views'. Furthermore, Section 66(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty in considering proposals affecting Listed Buildings, to 'have special regard to the desirability of preserving the building or its setting'.

Listed Buildings and Conservation Areas

130. Whilst specifically excluded from the red line application site, Hogwood Farmhouse is a Grade II Listed Building located in the central northern part of the Site. The Farmhouse is flanked to the north by a substantial hedgerow with a further strip of linear vegetation extending to the southwest. Land to the immediate south and east of the Farmhouse is utilised as part of Hogwood Farm Industrial Estate and consists of an access road which runs directly in front (south) of the Farmhouse and a number of medium – large commercial buildings. There is also an area of hard surfacing used for circulation located to the south, opposite the front of the Farmhouse and various other infrastructure associated with the industrial estate such as containers, mobile plant, car parking areas and signage. The character of the Farmhouse setting is significantly affected by the adjoining commercial activities and infrastructure, which detract from the setting of the property and dominate the local landscape.
131. The Proposed Development would result in the removal of the industrial estate buildings and related infrastructure, which would be replaced with residential properties and related access roads. The substantial hedgerow to the north is shown for retention, whilst to the west of the Farmhouse the land would be developed as part of the Village Green area, a green spine extending from north to south through the Proposed Development. It is considered that the new setting to the Farmhouse could at the very least preserve, if not enhance, the setting to (and appreciation of) the Listed Building. Such matters will be a significant consideration in the determination of the Reserved Matters Application pertaining to parcel RE10 and the green spine.
132. The development also proposes enhancing the vegetative buffer between the site and the C 17th Westwood Farm and C 16th Westwood Cottage listed buildings (both Grade 2) immediately to the west of the site. Such matters will be dealt with at the relevant Reserved Matters phase, at which time the LPA will have suitable control to ensure that the setting of these two listed buildings are not compromised.
133. It has also been identified that unmitigated there would be some environmental effects along the A327 into Eversley and, as such, the developers (both AGLC and MFT) have committed to fund a scheme of improvements that could include improved pedestrian crossing facilities, widening of footways, measures to slow vehicles and vehicle activated signs. The funding of these mitigation measures would be appropriately apportioned between the two SDL sites through the respective S106 agreements. Subject to the funding of these environment improvement works, it is considered that the development would not have any adverse impact upon the important character and special architectural or historical interest of any listed buildings or Conservation Areas within Hart Borough Council.
134. There are no other listed buildings, conservation areas, monuments or parks and gardens on or within the vicinity of the site that will be adversely

impacted by the development.

Archaeology

135. The Devil's Highway, an old Roman Road, dissects the SANG; whilst to the north of site there is an area of high archaeological potential identified around Hogwood Shaw Nature Reserve. The application submissions acknowledge that there is high potential for significant archaeological remains of various periods within the site, and for the proposed development to have a direct impact upon both known, and as yet undiscovered, archaeological remains. Other than the SANG however, the application seeks only outline planning consent with all matters of detailed layout reserved. In this context no investigative archaeological fieldwork has been undertaken at this time. Rather it is intended that such work will be undertaken in due course to inform the detailed layouts of the Reserved Matters applications. This approach will allow the LPA to make decisions on what mitigation may be appropriate in advance of fixing any of the development parcels, and the potential effects of this in terms of detailed planning and layouts should preservation in situ of important archaeological assets be required.

136. Whilst the application does seek full consent for the SANG, a condition of consent is recommended to ensure that investigative archaeological work is undertaken prior to the commencement of construction of that area. If archaeological assets that merit preservation in situ in line with local and national planning policy are discovered during the necessary phased archaeological works, then there will be a requirement to alter the detailed plans for the SANG works. In the circumstances the conditions, together with the S106 provisions, allow for this potential alteration.

ENVIRONMENTAL HEALTH

Noise and Vibration

137. The Environmental Statement includes a noise assessment which considers the impact of noise and vibration during the construction phase (upon existing residents and future occupants), and any impacts resulting from the completed development.

138. In terms of the impact from construction, it concludes that there would be no adverse impact subject to securing appropriate mitigation measures; for example, by limiting hours of construction, and implementing appropriate measures in a Construction Environmental Management Plan (CEMP). A CEMP would need to be submitted for each sub-phase, so would address the noise sensitive receptors on site at that time.

139. In assessing the noise arising from the completed development (principally from vehicular movements), the assessment took into account the cumulative impact with the Hogwood site, and identified no significant impacts. Within the site, conditions are proposed to control any impacts arising from the on-site uses (such as noise from the businesses in the village centre).

Air Quality

140. An air quality assessment has been carried out as part of the Environmental Statement. The operational phase assessment has demonstrated that the proposals will not result in a significant deterioration of local air quality to level of concern or cause a new Air Quality Management Area to be declared in Wokingham Borough. The assessment has also demonstrated that new receptors are not being put into an area of existing poor air quality.

Land Quality

141. The site is occupied by a current industrial estate and agricultural land including former farm buildings and machinery. Part of the north-east corner of the site has also been historically occupied by a former Brick Works. These land uses have potential to cause contamination at the site.

142. A preliminary risk assessment (Phase 1 desk study) has been submitted with the application as part of the Environment Statement. The preliminary risk assessment and ES have identified potential pollutant linkages both on and off site that could present a risk to end users. They conclude that these require further assessment through Phase 2 intrusive investigations. Conditions are therefore recommended to ensure that the potential risks from contamination on site are adequately investigated, remediated and validated where necessary.

SUSTAINABLE DESIGN AND CONSTRUCTION

143. Policy CC04 of the MDD Local Plan (Sustainable Design and Construction) relates to housing standards as well as requirements for water resource management. MDD policy CC05 (Renewable Energy) requires that residential schemes of more than 10 dwellings should provide for a minimum 10% reduction in carbon emissions through on-site renewable energy or low carbon sources.

144. The Energy Strategy submitted with the application has investigated the predicted site energy demand and the decentralised, renewable and low-carbon technologies to reduce the site energy use to comply with the Wokingham Borough Council requirement for securing at least 10% of their energy from these technologies. It concludes that the requirements could be met through use of air to water heat pumps, photovoltaics or a combination of the two. The recommended condition will ensure that specific details of the compliance with this policy will be set out through the reserved matters applications.

145. The applicant has submitted a Sustainability Statement demonstrating how the proposal meets the requirements of the Sustainable Design and Construction Supplementary Planning Document (May 2010).

146. The Government has indicated that the Code for Sustainable Homes is likely to be abolished, and replaced by an enhanced form of Building Regulations that would more tightly control issues like energy and water use. However, in the absence of this legislation, there is no certainty that this will happen, or when, so it is proposed that the policy requirement should still be sought through condition with flexibility to adapt to changing future circumstances.

OTHER MATTERS

147. A number of third party letters of objection have been submitted. These letters raise various concerns, as outlined above. However, none of these matters have lead recommending officers to reach a different conclusion on the main issues outlined above.

CONCLUSION

This is a sustainable development that would deliver substantial public benefit and contribute significantly to Wokingham's planned growth. The development would be in compliance with the Development Plan for the Borough and there are no material considerations of sufficient weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development conferred upon Local Planning Authorities by the National Planning Policy Framework (NPPF).

The site is allocated for development, and the proposal would not compromise the delivery of housing or infrastructure elsewhere within the SDL. The application demonstrates that the development proposals takes account of the opportunities and constraints of the site, and could accommodate up to 1,500 dwellings and the other necessary on-site infrastructure.

The proposals will not result in significant harm to the amenity of existing or future residents, environment or the transport network and will create a mixed and balanced new community with the required level and range of infrastructure and services. Although, detailed issues such as design, scale, materials and landscaping will be considered and assessed in detail under reserved matters, the application demonstrates that the development would include the key elements of a Garden Village.

Officers do not accept a 1,900 sqm provision of non-residential floorspace within the Neighbourhood centre; but rather than recommending refusal have recommended conditions to control the size and nature of the provision so that it does not challenge the vitality and/or viability of other centres within the hierarchy of main, district and local centres within Wokingham Borough.

In making this recommendation, Officers have had full regard to current development plan policy, together with other relevant material considerations. Officers have also taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; together with the Environmental Statement submitted in conjunction with planning application O/2014/2280 (AGLC Site). Officers are satisfied that sufficient information has been provided to enable assessment of the likely significant impacts of the development upon the environment to enable a 'principle decision' on the planning application to be made. It is considered that the development proposal, subject to the conditions and parameters set out within this recommendation, will unlikely lead to any significant environmental impacts.

Whilst applications for the subsequent Reserved Matters Applications are not precluded from having a degree of flexibility in how a scheme may be developed, each option will need to have been properly assessed and be within the remit of the outline permission.

In considering this application, due regard has been given to all of the comments and representations received and where possible these have been addressed through negotiation with the applicant.

This proposal is recommended to the Committee for approval subject to conditions and agreement of the S106 package with respect to the provision of infrastructure and services.

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LIST OF APPENDICES

Appendix A – Recommended Conditions

Appendix B – Summary of Public Consultation Responses

Appendix C – Preferred Spatial Framework Plan; Adopted SDL SPD

Appendix D – Proposed Parameter Plans

Appendix E – Garden City Principles

Appendix F – SDL Wide Infrastructure Delivery Plan

Appendix G – AGLC Masterplan (the northern part of the SDL)

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APPENDIX A

RECOMMENDED CONDITIONS

APPROVED PARAMETER PLANS

1. Part 1 (the Outline Permission) of the development hereby permitted shall only be carried out in accordance with the following approved parameter plans, other than where those details are superseded and amended by details required and approved pursuant to the requirements of the other listed planning conditions:

	Drawing Number	Revision
Strategic Development Framework Plan	ARB001-SMP02	T
Access	ARB001-SMP03	N
Green Infrastructure and Open Space	ARB001-SMP04	M
Land Use	ARB001-SMP05	M
Housing Density	ARB001-SMP06	K
Building Heights	ARB001-SMP07	M
Order of Development	ARB001-SMP08	M
Proposed Suitable Alternative Natural Greenspace (SANG) Masterplan	ARB001-SANG01	B

Reason: To ensure that the development is implemented in accordance with the parameters considered by the Local Planning Authority when it determined the outline planning permission.

RESERVED MATTERS

2. a) Details of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale of the development (hereinafter called "the reserved matters") of Part 1 (the Outline Permission) of the development shall be submitted to and approved in writing by the Local Planning Authority before any development on the relevant phases of the development and the development shall be carried out as approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compensation Act 2004).

b) Applications for the approval of all the reserved matters for the first phase of Part 1 (the outline permission) of the development shall be made within of three years from the date of this permission and all remaining reserved matters applications shall be made within a period of ten years from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

c) The first phase of the development hereby approved shall be begun not later than five years from the date of this permission or two years from the approval of the final reserved matters application for the phase, whichever is the later.

d) The development within any phase of the development hereby permitted shall be begun no later than two years from the date of the approval of the last reserved matter for that phase or before the expiration of fifteen years from the date of this permission, whichever is the later.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

PHASING

3. Before submission of reserved matters pursuant to Condition 2 other than relating to the Nine Mile Ride Extension, a strategy for the sub-phasing of the development based on the 'Order of Development' Parameter Plan (ARB001-SMP08 rev M) shall be submitted to and approved in writing by the Local Planning Authority. The Sub-Phasing Strategy will define:

- i) The development to be delivered within each sub-phase of the development;
- ii) Timescales;
- iii) Details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;
- iv) Whether any part of the sub-phase contains wetland features (e.g. ponds, swales and balancing features).

The information to be provided under part ii) above shall include the following onsite infrastructure: a. The delivery of the Nine Mile Ride Extension and other primary and secondary roads; b. Improvements to existing highways including new/improved access junctions and upgraded pedestrian and cycling infrastructure; c. Footpath, bridleway and cycle links within the site and connecting to the external network;d. Primary school; e. Neighbourhood Centre incorporating retail and community uses; f. Green infrastructure including sports pitches and ancillary facilities (including dual use of school facilities), children's play (including LAPs), and allotments; and g. Detention basins, balancing ponds and other drainage features.

The development to be delivered under i) shall be carried out in accordance with the approved Sub Phasing Strategy.

Reason: To ensure comprehensive planning of the site within the wider North Wokingham Strategic Development Location, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

4. The Reserved Matters Planning Application pertaining to development parcels RE10, RE12, RE13, RE14, RE15, RE16, RE17, E1 and E2, and open spaces PG1

and AGS5 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the Nine Mile Ride Extension has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure necessary identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)..

5. The Reserved Matters Planning Application pertaining to development parcels RE5, RE6, RE9 and open space AGS1 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the Primary School has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing with the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure necessary identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

6. The Reserved Matters Planning Application pertaining to development parcel RE15 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the sports, leisure and recreation facilities in the eastern part of the site has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing with the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure necessary identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

DEVELOPMENT BRIEFS AND CODES

7. Before the submission of reserved matters for the phases containing the the Neighbourhood Centre and open space PG1 (as identified on drawing ARB001-SMP02 rev T), or within a period of two years from the date of commencement of Part 1 (the outline permission) of the development (whichever the sooner), a Development Brief for these parts of the development shall be submitted to and approved in writing by the Local Planning Authority. The Development Brief shall include:

a. General layout, arrangement of land uses, boundaries, built form and design principles;

- b. Existing landscape features to be retained;
- c. Proposed landscape framework, including structural planting;
- d. Details of the proposed housing mix based on size, type and tenure;
- e. Details and location of areas of open space;
- f. Details including timing of the provision of a mixed use development;
- g. Retail strategy to promote viability of centre, including limiting the proportion of floorspace within Use Class A5 (of the Town and Country Planning (Use Classes) Order 1987 (as amended)) (Hot food takeaway).
- h. A parking and servicing strategy for the commercial, community and residential uses within the neighbourhood centre, taking into consideration the potential for facilities to share parking;
- i. Recycling facilities;
- j. Details and timing of the pedestrian and cycle links to the primary school and the wider network;
- k. Measures to demonstrate how the development would achieve Secured by Design principles; and
- l. Details, location and timing for the provision of public art.

Reason: To secure comprehensive planning and design of the site, to be in accordance with the NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17 and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

8. Save for the Neighbourhood Centre, the primary school (parcel PRS1), the Nine Mile Ride Extension and open spaces PG1, CA1, OS1 and OS2, prior to the submission of reserved matters applications for any phase of the development an overarching Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall include the following:

- a. Principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- b. Built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
- c. Principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- d. Principles for boundary treatments;
- e. Structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- f. Design of the public realm, including layout and design of squares, areas of public open space, areas for play and allotments;
- g. Open space needs including sustainable urban drainage;
- h. Conservation of flora and fauna interests;
- i. Provision to be made for public art where appropriate to that phase;
- j. A strategy for a hierarchy of streets and spaces;
- k. Alignment, width, and surface materials (quality, colour and texture) proposed for all footways, (including proposed Public Rights of Way), cycleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;

- l. On-street and off-street residential and commercial vehicular parking and/or loading areas;
- m. Cycle parking and storage;
- n. Means to discourage casual parking and to encourage parking only in designated spaces;
- o. Measures to demonstrate how the development would achieve Secured by Design principles;
- p. Integration of strategic utility requirements, landscaping and highway design; and
- q. Measures to ensure sustainable design and construction in accordance with the Sustainable Design and Construction SPD (2010) or successor document.

All applications for Reserved Matters applications shall be accompanied by a Design Statement which shall explain how the proposals conform to the requirements of the overarching Design Code.

Reason: To secure the comprehensive planning and design of the development and to be in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, CP2, CP3, CP6, CP7, and CP18, Managing Development Delivery Local Plan Policies CC03, CC04 and CC10, and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

NEIGHBOURHOOD CENTRE

9. The Neighbourhood Centre (parcel NC1) shall contain no more than 500sqm (Gross Internal Floorspace) of non-residential floorspace.

Reason: So as to optimise the housing provision upon the site and in the absence of a retail impact assessment, the LPA can not be assured that the development will not have a significant adverse impact upon the the vitality and/or viability of other centres within the hierarchy of main, district and local centres within Wokingham Borough and beyond, including the District centre proposed for the SDL - Core Strategy Policy CP18 and Appendix 7 and Policies TB15 and TB16 of the Managing Development Delivery Document (Local Plan).

10. The non-residential uses of the Neighbourhood Centre (Parcel NC1) shall only comprise uses falling within Use Classes A1, A2, A3, A4, A5 or D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the units are compatible with the retail character of the Neighbourhood centre, and maintain its vitality in accordance with Core Strategy Policy CP18 and Appendix 7 and Policy TB15 of the Managing Development Delivery Document (Local Plan).

11. No non-residential units provided within the Neighbourhood Centre shall exceed a floor area of 150 sqm (gross internal floorspace) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the units are compatible with the retail character of the Neighbourhood centre, and maintain its vitality in accordance with Core Strategy

Policy CP18 and Appendix 7 and Policy TB15 of the Managing Development Delivery Document (Local Plan).

12. No non-residential units provided within the Neighbourhood Centre shall be occupied by uses falling within use class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, until full details of the nature and operations of the proposed D1 use have been submitted to and approved in writing by the Local Planning Authority. The submission shall include evidence that the use will not impact significantly upon the viability of retail, leisure and community facilities delivery within the District centre in direct conflict with the strategic masterplan and infrastructure delivery plan for the Strategic Development Location as a whole and that the use will not unacceptably impact upon the amenity of surrounding residential properties. Thereafter, any D1 use of the non-residential units provided within the Neighbourhood Centre shall not operate other than in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

Reason: So as to ensure that any use brought forward in the Neighbourhood Centre does not impact significantly upon the amenity of neighbouring residential properties and upon the viability of retail, leisure and community facilities delivery within the District centre of the Strategic Development Location in direct conflict with the strategic masterplan and infrastructure delivery plan for the Strategic Development Location as a whole (Core Strategy Policy CP18 and Appendix 7 and Policies TB15 and TB16 of the Managing Development Delivery Document (Local Plan)).

PRIMARY SCHOOL

13. The Primary School to be delivered on development parcel PRS1 shall be constructed to achieve the following, evidence of which shall be submitted as part of the Reserved Matters Planning Application pertaining to that part of the development:

- a) To achieve a minimum two-form entry facility, with potential to expand to a three form entry facility in the future;
- b) To facilitate community use of the school facilities;
- c) To facilitate a parking and servicing strategy for the school that minimises highways and amenity impact, taking into consideration the potential for facilities to share parking;
- d) To include a landscape framework, including structural planting;
- e) To deliver a lighting strategy designed to provide a safe environment whilst preventing light spill having an adverse impact on ecology and the amenities of neighbouring properties;
- f) To achieve Secured by Design Standards;
- g) To achieve noise levels in accordance with Building Bulletin 93 – Acoustic Design of Schools – a Design Guide or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

Reason: To ensure an acceptable standard of design in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17

and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

EMPLOYMENT LAND

Parcel E2

14. Employment Parcel E2 shall only be developed for employment purposes (including as an area for parking in association with Hogwood Industrial Estate as is proposed in the submission) subject to the relevant Reserved Matters planning application demonstrating that the development will not have an unacceptable impact upon existing hedgerows, visual amenity and the function and/or safety of the highways network. Where it is not demonstrated that the development of parcel E2 for employment purposes will not result in unacceptable harm, the area shall otherwise be landscaped in accordance with a landscaping plan that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The development/use of Employment Parcel 2 has the potential for significant impacts upon the adjacent hedgerow, visual amenity and conditions of highway safety. Such a development/use will need to be demonstrated as acceptable at the detailed planning stage - Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

PERMITTED DEVELOPMENT

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E, of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

TREES, LANDSCAPE and ECOLOGY

Landscape Strategy

16. Prior to the submission of a reserved matters application for any sub phase of the development other than pertaining to the Nine Mile Ride Extension, an overarching landscape strategy for the whole site shall be submitted and approved in writing by the Local Authority. The landscape strategy shall be based on the Green Infrastructure and Open Space Parameters Plan and provide more detailed information on the types of structural planting proposed throughout the site and how this relates to the existing landscape features to be retained. It should also define the

location of footpaths and bridleways and other linkages to the SANG and public rights of way off site as well as SUDs proposals and all formal recreational locations. Development shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the reserved matters applications are linked together by a consistent landscaping approach in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Arboricultural Impact Assessment

17. The reserved matters for each phase of the development shall include an updated Arboricultural Impact Assessment for that area. The Assessment will inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.

Reason: To ensure retention and appropriate protection of trees and other vegetation that are important to the character of the proposed development and wider area in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Retention of existing trees/shrubs/hedges

18. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Protection of existing trees and vegetation

19. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work,

tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees shrubs or hedgerows growing within or adjacent to the site which are of amenity value in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Levels

20. The Reserved Matters applications for each phase of the development shall include a measured survey of that site and a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) including highways and finished floor levels.

Reason: To enable the LPA to ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Landscape and Ecological Management Plan (LEMP)

21. Prior to submission of any Reserved Matters application other than in respect to the Nine Mile Ride Extension an outline Landscape and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. Thereafter, each Reserved Matters Application for any sub phase of the development shall include a detailed Landscape and Ecological Management Plan for that sub phase of the development. Each detailed Landscape and Ecological

Management Plan shall be in accordance with the mitigation, contingency and enhancement measures contained within paragraph 7.5.5 to 7.7 of the submitted Environmental Statement revision 2 (Royal Haskoning DHV, September 2014) and the submitted outline Landscape and Ecological Management Plan. The detailed Landscape and Ecological Management Plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained in accordance with NPPF, Wokingham Borough Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Woodland

22. Prior to submission of a Reserved Matters application for any sub phase of the development, a detailed Ancient Woodland mitigation strategy pertaining to Ancient Woodland potentially impacted by the relevant sub phase shall be submitted to and approved in writing by the local planning authority. Each detailed Ancient Woodland mitigation strategy shall include the following.

- (a) No loss of the ancient woodland or mixed broadleaved woodland areas.
- (b) Details of any ancient woodland buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 15m unless there are exceptional circumstances.
- (c) The buffer zones required to protect the ancient woodland should be free from any development including residential gardens and should consist of a variety of semi natural habitats.
- (d) An appropriate detailed management plan for the ancient woodland areas and the 15m buffer zone that is aimed at maintaining and enhancing the ecological quality of these areas.
- (e) Details of the proposed management arrangements for the ancient woodland areas and the 15 buffer zone that will secure their long term future.

The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP7.

Hedgerows

23. Prior to submission of a Reserved Matters application for any sub phase of the development, a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include the following

- (a) No loss of native species-rich hedgerows or other ecologically important hedgerows, unless otherwise agreed by the Local Planning Authority.
- (b) Details of the buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances - The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.
- (c) Details of measures to ensure that removal of any hedgerow does not adversely effect the ecological permeability of the site.
- (d) A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.
- (e) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.
- (f) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Bats

24. Prior to submission of a Reserved Matters application for any sub phase of the development a detailed bat mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Figure B: Key Bat Mitigation Areas (Replacement Roosts and Retained/Enhanced Foraging and Commuting Corridors of the submitted Hogwood Garden Village Bat Activity Survey Report (Royal Haskoning DHV, 07 September 2015) and should be in accordance with the submitted Hogwood Garden Village Bat Activity Survey Report (Royal Haskoning DHV, 07 September 2015). The mitigation, contingency and enhancement measures contained within the submitted Hogwood Garden Village Bat Activity Survey Report (Royal Haskoning DHV, 07 September 2015) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

25. No development of a sub phase shall take place until a Natural England Development licence has been obtained by the applicant for that sub phase.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Reptiles

26. Prior to submission of any Reserved Matters applications other than pertaining to the Nine Mile Ride Extension an outline reptile mitigation strategy shall be submitted to and approved in writing by the local planning authority. All sub phases of the development shall thereafter be designed to incorporate the requirements identified in the approved outline reptile mitigation strategy. All Reserved Matters applications for any sub phase of the development shall include a detailed reptile mitigation strategy that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline reptile mitigation strategy and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

27. The Reserved Matters application pertaining to the Nine Mile Ride Extension shall include a detailed reptile mitigation strategy.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Ecological Permeability of the Site

28. Prior to submission of any Reserved Matters application other than pertaining to the Nine Mile Ride Extension an outline scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by the local planning authority. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority. All Reserved Matters applications for any sub phase of the development shall include a detailed ecological permeability scheme that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline ecological permeability scheme and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Badgers

29. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and / or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include; a) creation of sloping

escape ramps for badgers, which may be achieved by edge profiling of trenches / excavations or by using planks placed into them at the end of each working day and b) open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Non-native invasive species

30. All Reserved Matters applications for any sub phase of the development shall include a detailed non-native invasive species management plan for that phase of the development. The detailed non-native invasive species management plan shall be implemented in accordance with the submitted plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

HIGHWAYS

School

31. If the primary school is to exceed two forms of entry, the Reserved Matters application for that sub-phase of the development shall include an assessment of the potential additional traffic effects.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Detailed design of roads

32. No development within any sub-phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details pertaining to that sub phase of:

- i) The width, alignment, gradient and surface materials for any propose roads/ footways/ footpaths/ cycleways within and serving that development sub-phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;
- ii) bus access, egress and turning; and
- iii) bus stop civil works.

The development shall be carried out in accordance with these approved details.

Reason: To ensure that the road, footway, footpath, cycleway, bus stops, street lighting and surface water drainage are constructed to an appropriate standard to serve the development and provide access for public transport in accordance with

Wokingham Borough Core Strategy Policies CP1, CP3 and CP6 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Construction Accesses

33. Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Interim Access on Sheerlands Road

34. Details of any Interim Access on Sheerlands Road shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in development parcels making use of the access and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Car Parking

35. The reserved matters for any sub-phase of the development shall include details of car and motorcycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that sub-phase. No building shall be occupied and the use of public open space shall not commence until the vehicular accesses, driveways, parking and turning areas to serve it have been provided in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with NPPF Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Bicycle parking

36. The reserved matters for any sub-phase of the development shall include details of cycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that sub-phase. No building shall be occupied and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained thereafter for its intended purpose.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6 and the Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Conversion of garages or car ports

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order within or without modification), any garage, carport, or area of undercroft parking accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall be erected in accordance with the approved reserved matters and shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: to ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Parking Management and Servicing Strategy

38. The reserved matters for the sub-phases containing the Employment Area, the Neighbourhood Centre and the Primary School shall include a servicing and parking management strategy including service yards and parking and turning for commercial vehicles as necessary. The servicing shall be provided in accordance with the approved details before first use of each sub-phase it is intended to serve and retained thereafter.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Walking, Cycling and Equine Strategy

39. Prior to the commencement of development, a Walking, Cycling and Equine Strategy for the whole development shall be submitted to and approved in writing by the Local Planning Authority. In particular the strategy should include details of how the Shepperlands Farm bridleway can be linked up to the Wokingham Lane and California Country Park bridleways. The development shall be implemented in accordance with the agreed strategy, the details of which shall be included in the detailed design of the relevant Reserved Matters Applications to be submitted pursuant to condition 2.

Reason: To ensure satisfactory development in the interests of sustainable travel in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Phased Bus Strategy

40. The first reserved matters application shall include a phased bus strategy identifying bus routes and the indicative location of bus stops within the entire application site in the context of the bus strategy for the entire Arborfield Strategic Development Location. The development shall be implemented in accordance with the agreed strategy thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Commercial)

41. Prior to the occupation of each commercial use, a travel plan pertaining to that commercial use shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Primary School)

42. Prior to the first occupation of the Primary School, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed Travel Plan thereafter.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

CONSTRUCTION MANAGEMENT

Construction Environmental Management Plan (CEMP)

43. Before each sub-phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-phase CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;

- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;
- v) piling techniques including types of piling rig and earth moving machinery;
- vi) provision of boundary hoarding;
- vii) protection of the aquatic environment in terms of water quantity and quality;
- viii) details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction (including temporary);
- xii) measures to ensure no on site fires during construction;
- xiii) details of the haul routes to be used to access the development;
- xiv) demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;
- xv) details of the temporary surface water management measures to be provided during the construction phase;
- xvi) details of the excavation of materials and the subsurface construction methodology and
- xvii) implementation of the CEMP through an environmental management system;
- xviii) appointment of a Construction Liaison Officer.
- xix) monitoring and review mechanisms;

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6.

Hours of Construction

44. No development 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 06:00 pm Monday to Friday and 08:00 am to 01:00 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.

FLOODING AND DRAINAGE

45. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Hogwood Farm Flood Risk Assessment – Draft Report dated 26 September 2014 ref: PB2112 compiled by Royal Haskoning DHV), e-mail correspondence dated 17 December 2014 from Mr Granville Davies and plan titled Strategic Development Framework Plan no. ARB001-SMP02-RevT. In particular the following mitigation measures detailed within the FRA shall be implemented: 1. Limiting the surface water run-off rates in line with Set 1 in accordance with Table 11 shown in Appendix B; 2. Providing the required surface water storage up to the 1 in 100 year rainfall event with an allowance for climate change; and 3. Incorporating sustainable drainage techniques where site specific tests allow. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site and providing an overall benefit to the site and the surrounding area; to prevent flooding by ensuring the satisfactory storage of surface water from the site; and to prevent flooding by ensuring the satisfactory storage of surface water from the site and in addition to improve water quality.

46. No development shall begin until an overarching surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the LPA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Details of the phased implementation of the scheme.
- Details of how the scheme shall be maintained and managed after completion.
- Confirmation that the proposed run-off rates off the site for the 1 in 1, 1 in 30 and 1 in 100 year storm events plus allowance for the effects of climate change will be no greater than existing run-off rates for all return periods;
- Demonstration that all events up to the 1 in 30 year event will be contained without flooding the site or adjoin property.
- A clearly labelled drainage layout plan showing any pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Confirmation of the critical storm duration.
- Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these

and a network plan to detail that the features are sized appropriately and their location are required.

- Where any outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, including an allowance for climate change, over the design life of the development. If overland flooding occurs in this event, a plan should be submitted detailing the location of overland flow paths, velocities, and the extent and depth of ponding to demonstrate that the flooding can be safely contained on the site to not impact on the proposed development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Wetland features

47. Where the approved Phasing Strategy identifies a phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that phase shall be commenced until detailed designs for the wetland features have been approved in writing by the Local Planning Authority. Implementation shall be as approved and the wetland features shall be maintained and retained thereafter in accordance the approved details.

Reason: To ensure that any wetland features are designed to maximise their nature conservation benefits and to ensure they provide appropriate flood mitigation in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP7 and the Managing Development Delivery Local Plan Policy TB23 and the Arborfield Strategic Development Location Supplementary 28 Planning Document (2011).

SUSTAINABLE DESIGN AND CONSTRUCTION

Code for Sustainable Homes

48. The reserved matters for each phase shall demonstrate how: a) Dwellings will be designed to achieve at least Code for Sustainable Homes Level Four; and b) Non-residential buildings will be designed to achieve at least BREEAM 'very good' certification; or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase. Development shall be carried out in accordance with the approved details and so retained thereafter unless otherwise agreed in writing by the Local Planning Authority. No buildings shall be occupied until a Final Certificate has been issued for it by an accredited assessor certifying that the level or certification stated above has been achieved.

Reason: To ensure developments contribute to sustainable development in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP3, and the Managing Development Delivery Local Plan Policy CC04 and CC05,

the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Low and Zero Carbon Technologies

49. 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; or
 - b. An alternative strategy which can demonstrate a greater carbon saving than would be achieved by a. (above).

The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04 and CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Lifetime Homes

50. The reserved matters for each phase of the development shall provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings in that phase will be designed and constructed to Lifetime Homes standards (or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase). Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To meet the changing needs of future occupiers in accordance with Policy TB05 of the Managing Development Delivery Local Plan.

Other sustainability Matters

51. The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden with:
- a. A water butt of an appropriate size installed to maximise rainwater collection; and
 - b. Space for composting

Unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy

Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

52. The reserved matters for each phase of the development shall include measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

53. The reserved matters for each phase of the development shall incorporate internal and external spaces for the storage of refuse and recyclable materials for all dwellings within the phase, the school and the commercial units, and provision in accordance with the approved details shall be made prior to occupation of any building and retained thereafter.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Broadband

54. All new dwellings, schools, commercial and non-commercial buildings shall be provided with ducting that shall enable the connection of broadband or similar technologies.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014).

ENVIRONMENTAL HEALTH

Lighting

55. No floodlighting or other form of external lighting scheme shall be installed at the site unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all principle highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in

writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

Asbestos Management

56. Prior to the demolition of any buildings, an Asbestos Management Report for the relevant building shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide details of surveys, mitigation and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase. The details shall be implemented in accordance with the approved plan unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land. Relevant policies – Core Strategy Policies CP1 and CP3.

Land Contamination

57. Unless otherwise agreed by the Local Planning Authority, development on any relevant sub phase other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 (below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The scope of the assessment must be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with 3.

5. Long Term Monitoring and Maintenance.

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Noise from Externally Mounted Plant (Operational)

58. All plant machinery and equipment installed or operated in connection with this permission (including fans, ductings and external openings) shall be so enclosed and/or attenuated that noise emitted does not exceed at any time a level of 5dB(A) below the existing background level (LA90)(or10dB(A) if there is a particular tonal quality) when measured according to BS4142-2014, at a point one metre external to the nearest residential or noise sensitive property.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014) and External Noise - WHO Guidelines for Community Noise.

Ventilation and Odour

59. Before development commences 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 the Town and Country Planning (Use Classes) Order 1987 (as amended)), details of the kitchen extract ventilation systems or such other steps as may be necessary to minimise the effects of odour from the preparation of food associated with that development, including measures to control the discharge of smell and fumes shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first use of the premises and retained thereafter.

Reason: In the interests of the amenities of neighbouring occupiers, in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014).

Hours of operation of non-residential development

60. Before occupation of each unit of non-residential development, details of the hours of operation of those premises, hours of outside use of the premises, and hours of deliveries, shall be submitted to and be approved in writing by the Local Planning Authority. The unit shall be occupied in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenities and to ensure that the development is not unneighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

ARCHAEOLOGY

61. No Reserved Matters planning applications for any sub phases of development shall be submitted until a programme of archaeological investigation for

that sub phase has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, 37 recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

PART 2 OF THE DEVELOPMENT - DETAILED SANG

Car Parking

62. Prior to the first use of the SANG, a scheme providing for parking associated with the SANG use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of the location/size/construction/layout of a car park including cycle parking spaces;
- b. Existing and proposed levels in/around the area proposed for the car park;
- c. A proposed surface water drainage scheme for car park; and
- d. Access arrangements from the car park to the SANG.

The approved details shall be implemented prior to the first use of the SANG and thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable provision in connection with the SANG use and in the interest of highway safety and convenience in accordance with Policies CP1, CP6, CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

Archaeology in the SANG

63. Prior to the commencement of development in the SANG, or any works of laying out or planting in the SANG, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority. Prior to the commencement of development in the SANG, or any works of laying out or planting in the SANG, the results of the archaeological evaluation and an impact assessment document to explore the anticipated impact of the detailed SANG works on any archaeological features or deposits identified, and mitigation measures proposed, shall be submitted to, and approved in writing by the Local Planning Authority. The results should provide for the in-situ preservation of

any archaeological remains of national or regional importance should they occur on the site and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

SANG Landscape Scheme

64. Notwithstanding the details shown on the SANG Layout Plans (ARB001SANG01 rev B), prior to the commencement of development in the SANG, or any works of laying out or planting in that SANG, a detailed landscape scheme shall be submitted for the SANG with a SANG Management Plan, and information to demonstrate how the proposals respond to ecological, archaeology and heritage considerations of the site. Development shall be implemented in accordance with the approved details and thereafter be retained.

Reason: To ensure that the development would maximise opportunities for ecology, archaeology and heritage, in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

Access to the SANG

65. Each Reserved Matters Application submitted pursuant to condition 2 shall be inclusive of a SANG Access Strategy that will detail how the residents of the relevant sub phases will be afforded access to the SANG during the phased construction of the development.

Reason: To ensure that residents are afforded access from first occupation and throughout the construction phases of the development in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

INFORMATIVES

1. The development accords with the policies contained in the adopted / development plan and there are no material considerations which warrant a different decision being taken.
2. You are advised that the following policies and/or proposals in the development plan are relevant to this decision:

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP5 - Housing Mix, Density and Affordability

CP6 - Managing Travel Demand

CP7 – Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP13 – Town Centres and Shopping

CP17 - Housing delivery

CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014):

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 - Green Infrastructure, Trees and Landscaping

CC04 - Sustainable Design and Construction

CC05 - Renewable energy and decentralised energy networks

CC06 – Noise

CC07 – Parking

CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 - Development and Flood Risk (from all sources)

CC10 - Sustainable Drainage

TB05 - Housing Mix

TB07 – Internal Space Standards

TB08 - Open Space, sport and recreational facilities standards for residential development

TB09 – Residential accommodation for vulnerable groups

TB12 – Employment Skills Plan

TB15 – Major Town, and Small Town/District Centre development

TB16 – Development for Town Centre Uses

TB20 – Service Arrangements and Deliveries for Employment and Retail Use
TB21 - Landscape Character
TB23 - Biodiversity and Development
TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
TB25 – Archaeology
TB26 – Buildings of Traditional Local Character and Areas of Special Character
SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
Wokingham Borough Design Supplementary Planning Document (2012)
Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 2014)

3. This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act (yet to be finalised) the contents of which relate to this development.

4. The Head of Technical Services 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.

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. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. 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. It is recommended that the contractor should apply to the Environmental Health and Licensing Manager for prior consent under s.61 of the Control of Pollution Act 1974 to ensure that Best Practicable means 43 (BPM) are used to minimise construction site noise.

10. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>

11. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include: • Advertisement of jobs within local recruitment agencies / job centres; • Recruitment and training of residents from the local area; • Seek tender of local suppliers or contractors for work.

12. The applicant is advised that the Council will expect the reserved matters to adhere to the Council's adopted Design Standards (e.g. Internal Floor-Space, Garden Sizes and Parking Provision etc).

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Appendix B

Summary of Public Comments

	TOTAL
Objection	187
Comment	43
Mixed	2
Support	3
No reason given	8
Principle / scale of development	141
Highways (general comments)	
Increase in traffic and congestion (gridlocks at rush hour)	163
Cumulative impact upon congestion with other development in Wokingham Borough Council	73
Highway safety impact of additional traffic (inc drivers and other road/footway users)	115
Highway proposals do not mitigate development (nil detriment not Achieved)	85
Noise from additional traffic (general)	20
Pollution from additional traffic (air, sewage)	22
Impact of additional traffic upon communities	119
Roads are already congested	149
Roads already in a poor condition and should be repaired	14
Impact of construction traffic	23
Congestion will turn country lanes into rat runs	34
Highway improvements will change the character of the area (loss of country lanes)	28
Extra traffic will discourage horse riders, cyclists and pedestrians	54
Object to principle of traffic lights - will increase congestion	3
Extra length of road should be built to accommodate extra cars (bypass)	24
Need to consider M3 & M4 corridor links more broadly	26
Network of footpaths, bridleways and cycle ways required	47
Multi user bridleway necessary to continue to support equestrian business around the development	21
Bridleways required for horse riders	27
Further work required to demonstrate how pupils will get to secondary school (safe walking/cycling routes, bus, green ways)	14
Traffic modelling challenged on it's conclusion and consultation methods	27
Traffic modelling does not take to account the other application TA	4
OFF-SITE: Arborfield	
Arborfield Cross will be unsafe and congested	2
Arborfield bypass is essential	16
Arborfield bypass needed before any new development	9
Arborfield bypass should join up with Shinfield Eastern Relief Rd	5
Object to bypass going to east of village	2
A327 north of Arborfield would be congested	10
Overload A327 (congestion/safety)	44
Loss of 'village' character to Arborfield	24
OFFSITE: Barkham	

Bottleneck at Barkham Bridge. Should be upgraded to reduce congestion/improve safety	18
Junction of Commonfield Lane and Barkham Ride/St is unsafe and should be improved	9
Impact of traffic improvements upon rural character of Barkham (loss of village identity)	7
Increased traffic / congestion on Barkham Road to Wokingham	16
Barkham road is congested and unsafe for kids, needs traffic calming and secure pedestrian crossing	9
Barkham Ride should be upgraded to increase capacity	7
Pressure on Barkham road from current traffic plus new dev at Blind dog	1
Congestion from Barkham ride to Bearwood road towards M4 Loddon Bridge	5
 Finchampstead / Nine Mile Ride / California Cross Roads	
Additional traffic along Nine Mile Ride	66
More traffic will deter foot and cycle users to use local amenities and leisure facilities	39
NMRE will attract additional through traffic and lorries along NMR	26
Traffic calming required to slow vehicles on NMR	26
Difficulties accessing/leaving property/minor roads on NMR with extra traffic	12
Additional traffic and congestion in Finchampstead and at California Crossroads	45
Highway safety impact from additional traffic along NMR/Finch/CX	46
NMR is already congested road, no space for expansion, new development will only increase Congestionn	34
California Crossroad - difficulty accessing school	11
Traffic increase at California Crossroads will cause congestion	13
Traffic increase at California Crossroads would cause environmental harm (noise, pollution etc)	5
Additional traffic around California crossroads will be dangerous	8
Would affect local shops, garage and takeaway	5
If receiving more traffic, White Horse Lane would require traffic calming	12
TA at California X-roads does not take account of school drop-off	2
A327 heavily congested with bottlenecks at Arborfield cross and Eversley	6
Establish White horse lane as Bridle, cycle and pedestrian way and maintain as wildlife corridor	21
Additional traffic erode Finchampstead as habitat for wildlife	18
 Swallowfield	
Impact on small rural lanes to west of site (rat run to M3 and A33)	9
A33 currently very slow at rush hour, only viable option to connect M4 to M3	4
 Wokingham	
Arterial roads are already congested around Wokingham cannot cope with another 3000 cars	36
Increase congestion around Wokingham Station and town centre	26
Station Link doesn't take into account the level crossing barrier congestion with the extra houses being built	4
Lack of Public Parking in wokingham for cummuters doesn't take into account this development	11
Security issues with pedestrian/ commuters crossing the station link at rush hour, a bridge or underground passage should be in place.	2
 Eversley	
Traffic congestion in Eversley and on A327 south of site	70

Congestion will be caused in Eversley (inc Eversley Street, Eversley Bridge and Fleet Hill/Tally Ho jcn. Street narrow and not designed for such volumes)	63
Noise from extra traffic in Eversley	14
General amenity of residents/community in Eversley (loss of village life)	24
Impact upon character of Eversley (conservation area)	34
Increase in traffic on Firgrove and Warbrook Road, Eversley	2
Increase of traffic will reduce quality of life	13
Eversley bypass is required (through East of village)	27
Traffic calming and a Pelican crossing on Eversley to mitigate accidents and speeding	15
Highway safety through Eversley (inc impact upon pedestrians and cyclists), narrow roads, insufficient room for lorries to pass, no pavements, children walking to school already lots of gravel-extraction HGVs	44
Impact of additional traffic in Eversley Cross (T Junction unsafe)	43
Highway safety improvements required around Charles Kingsley school (Safe walking to school)	13
Vibration from additional vehicles going through Eversley	15
Impact of construction traffic upon Eversley (street too narrow, lorries use the side pavement)	26
Highway/footway improvements (and speed reduction measures) required in Eversley (on the Street and in vicinity)	24
Eversley Street should be improved	24
Junction between A327 and Fleet Hill should be improved	28
Application doesn't take into consideration the planning apps around Eversley and the impact on infrastructure	5
Lorries and HGV Traffic are too big for Eversley bridge	16
Impact on sewage and drainage on Eversley (floods)	1
Applicant's assessment does not take into account impact upon Eversley (Tally Ho junction in TA, safety, noise, pollution in ES, Conservation Area in Heritage Statement)	33
Hampshire (other)	
Safety impact upon A327/A30 staggered junction	12
Additional traffic through Yateley	5
Increase of HGV and traffic through Bramshill road to avoid Eversley and connect to M3	2
Application does not take into consideration the judicial review between Hampshire CC and WBC	
Other highway improvements suggested	
Further road improvements required (non-specific)	50
Improvement required at A331/M3 junction	13
Improvement required on roads towards A329M	10
Increase congestion on access to Wokingham, Reading, M3 and M4	28
Park and Ride for Wokingham train station	7
Improvements to Wellingtonia Avenue, Safety concerns and traffic increase towards Bracknell	5
Development-specific	
Large town not fit with local character	43
Create main access from A327/Sheerlands Rd rather than new Rbt	2
3 / 4 storey homes not in keeping with village (most harmful in green areas)	6

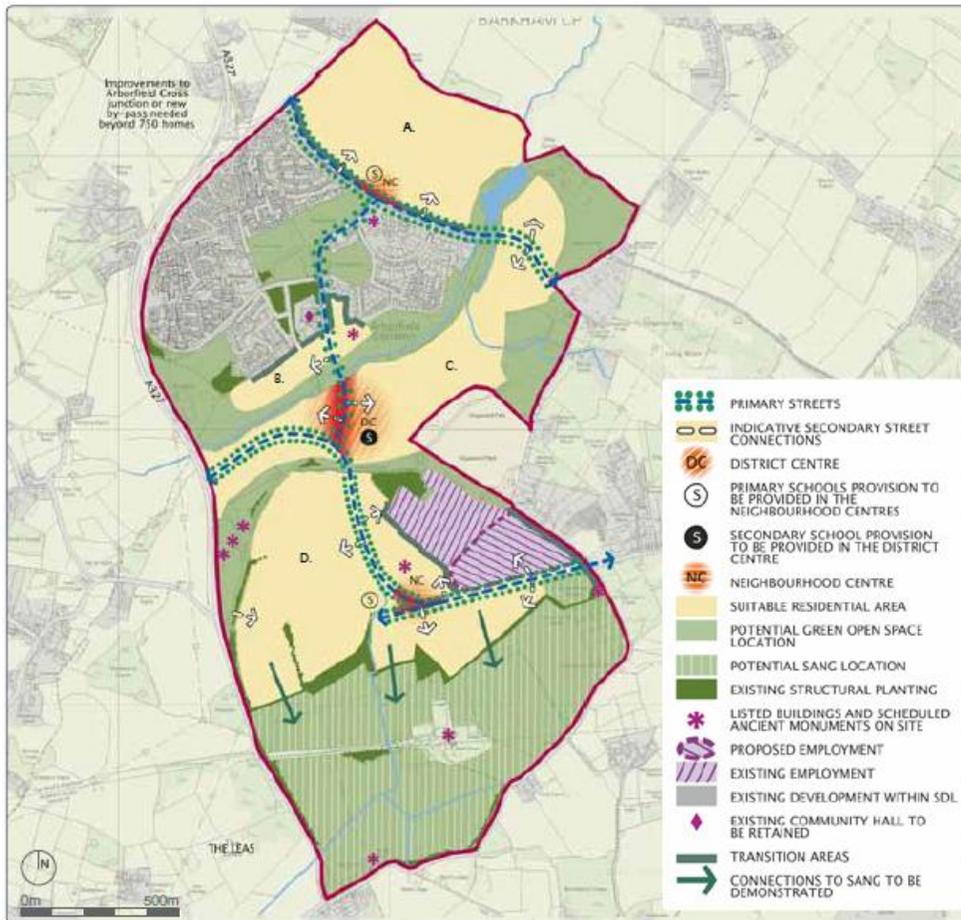
Compressing development parcels has increased density (with less of a rural character, over 30dph)	16
Green spaces needed between houses (Soft edge to the development)	10
Development needs high quality, natural open space	5
Future bottleneck at junction of site and Park Lane	18
Nine Mile Ride extension will attract heavy lorry traffic through site	23
Local history of flooding. Proposed culvert would be insufficient to mitigate surface water	20
Loss of car parking for church and sports facilities	4
Size of community facilities should reflect existing, retained use (Sport pitches, church)	10
Retail space excessive (neighborhood center competing with district centre)	6
Military being retained on the garrison will travel south to the other garrisons, increasing road traffic towards M3	3
Phasing: Object to developing green fields first	2
TA does not realistically assess traffic (wrong / out of date data)	33
Transport assessment underestimates trip generation	26
TA overestimates road capacities	34
Site access improved if A327/LCR and LCR/Biggs Lane jcn's combined	4
Proposal should include affordable housing for young families	1
Concern about loss of REME museum	1
Separate applications for N and S of SDL could lead to piecemeal development	19
The location of primary schools will generate more traffic due to the school catchment and unsafe cycling/walking routes	6
Need for worship space in community facilities	6
Secondary school should be located on the outskirts of the development not next to shops (District centre crowded with tennagers)	3
Biggs Lane, Commonfield lane and Gorse Ride should be made into Cycle/pedestrian safe routes to access the schools	11
Park Lane	
Impact of additional bin lorries using Park Lane to access site	7
Bottle neck between Park Lane and CX at peak time	13
Intensification of Park Lane	36
TA does not consider Park Lane to south of site (rat run towards eversley)	19
Park Lane is too narrow to support lorries, horse riders and pedestrians	30
Measures need to be put in place to stop SANG users parking in Park Lane	2
Maintain Park Lane as bridleway to connect Bramshill Foreste with Paddocks around Barkham	15
Road safety issues using park lane as pedestrian and wildlife route	19
SANG should be next to BBOWT on NMR instead of Sports Filed to maintain Wildlife corridor	
Public transport and highway infrastructure	
Site not well linked to major roads (like motorways). Should be improved. Sustainable transport	27
Not realistic to think public transport will reduce car use	15
N.3 bus is very slow due to poor road infrastructure	9
Roads are too narrow to add cycle routes	8
Opportunity to set sustainable transport routes to town centers	10
Biggs Lane, Park Lane and Commonfield too narrow to accommodate bus and other vehicles	6

Other Infrastructure	
More infrastructure required (non-specific)	72
Stress on sewerage (general)	18
Stress on water supply infrastructure	9
Stress on school places	20
Medical facilities should be provided (doctors or dentists)	21
Increase stress on dental facilities	6
Pre-schools and nurseries should be provided	7
Greater stress on electricity supplies	6
Certainty required about timely delivery of infrastructure	14
Hospitals Royal Berkshire Hospital), Ambulances and Police Overstretched	22
Car Park and Train Station overcrowded (both reading and Wokingham)	15
There is no job creation in the area to justify the increase in housing Garden village principle)	7
Burial Grounds needed on either application	0
Construction of a Church for the community current one is over used	5
Rural Impact	
Green belt should be protected (SPA area TBH and BAP)	16
Oppose greenfield development (development outside garrison)	34
Loss of green areas	30
Coalescence of villages (and towns) (along A327, between villages - Arbo to Eversley/Barkham and to Finchampstead)	20
Urbanising a rural area / loss of countryside	65
Effect on local communities (loss of village life)	47
Effect on trees, ancient hedges and local woodland (removal of trees for development)	14
Loss of land for farm animals to graze	3
Agricultural land should be protected	9
Harmful to flora and fauna	12
SANGs do not compensate for loss of countryside	14
Protection required for existing badger run	2
The destruction of the countryside will leave future generations without greenfields	5
The scale is too big will destroy rural landscape and night sky	5
Environmental	
Environmental harm (unspecified)	13
Flood assessment with lack of details/ studies, guessing figures.	13
Increase flooding off-site. Area is prone to flooding. Adequate flood alleviation should be carried out	23
Insufficient detail about surface water and how SUDS will be installed or maintained	8
Further groundwater investigations required (London Clay impermeable soil layers)	5
Harm air quality	5
Environmental impact of additional cars and houses	14
SANG is low lying wet/boggy unimproved grassland, Does not substitute the loss of greensand site(ecological value).	1
Other	
Difficulty to understand the full proposal for the SDL since both apps are separated.	17
General adverse impact upon existing residents amenities	18
Retirement properties should be in quiet areas (not SDL)	1
WBC strategic plan not well thought out (TA for the borough and surrounding councils)	14

Insufficient consultation with neighbouring authorities	7
Inconvenience during construction (air, noise, flooding, disruption up to 2026)	10
Planning application is too large and heterogeneous	27
Transport Infrastructure scheme needs clear strategy (overarching masterplan for both sites)	41
Harm quality of life of existing residents (general)	37
So many extra houses are not required (1500 dwellings for the marino)	14
Other brownfield sites on the Bourough should be developed first	11
No need for additional shops and supermarkets (neighborhood center)	8
Masterplan focused upon money not creating a community	15
Wokingham Borough Council do not listen to residents' opinions	3
Concern with the small number of homes for over 60's	1
The design does not respect the local vernacular	6
EIA and TA with contradictory data and fictitious conclusions	3
Discrepancy between both App, marino app lack detail and strategic thinking	11
POSITIVE	
Support proposals to create horse routes/bridleways	7
Support that Park Lane is access only and traffic calming	2
Support the creation of a new Secondary school	1
Support new schools - New schools would stop children going to Hants schools	1
Support principle of new settlement	1
Support the addition of a church on site	1
Creation of Homes for over 60's	1
MISCELLANEOUS	
Political Motivated Decisions	1
Miss opportunity for environmental responsible new houses (Water and Solar)	4
Equestrian Access to either side of the development to the countryside (consult Nicola Greenwood)	21
Decentralisation of houses and jobs from the south east	1
Population growth nad net Migration main issues to overpopulated Country	1
Human rights Art 1 claim to disturbance with quality of life	5

Appendix C

Preferred Spatial Framework Plan (Source: WBC: Adopted Arborfield Garrison SDL Supplementary Planning Documents: Figure 3.1)



	Approximate Indicative area (ha)	Indicative dwelling capacity (dwellings)
Area A	35	1,050
<i>Includes Neighbourhood Centre and a primary school</i>		
Area B	7	190
Area C	39	720
<i>Includes District Centre and Secondary School</i>		
Area D	56	1,540
<i>Includes Neighbourhood Centre and a primary school</i>		
		3,500

Notes

1. SDL to be planned according to guideline figure of 3,500 dwellings up to 2026
2. Land for Schools assumed as up to 10 ha. for Secondary School and 2.5 ha. for each Primary School.
3. Land for each centre assumed to be up to 6 hectares for the District Centre and up to 1.5 ha for each Neighbourhood Centre.
4. Areas A-D indicate areas for development and do not refer to development phasing.
5. In order to protect the existing mature trees a detailed tree survey of the site should be undertaken to inform the masterplan.
6. Particular regard should be had to pedestrian and cycle connectivity between the neighbourhoods, the SANG to the South, and surrounding areas.

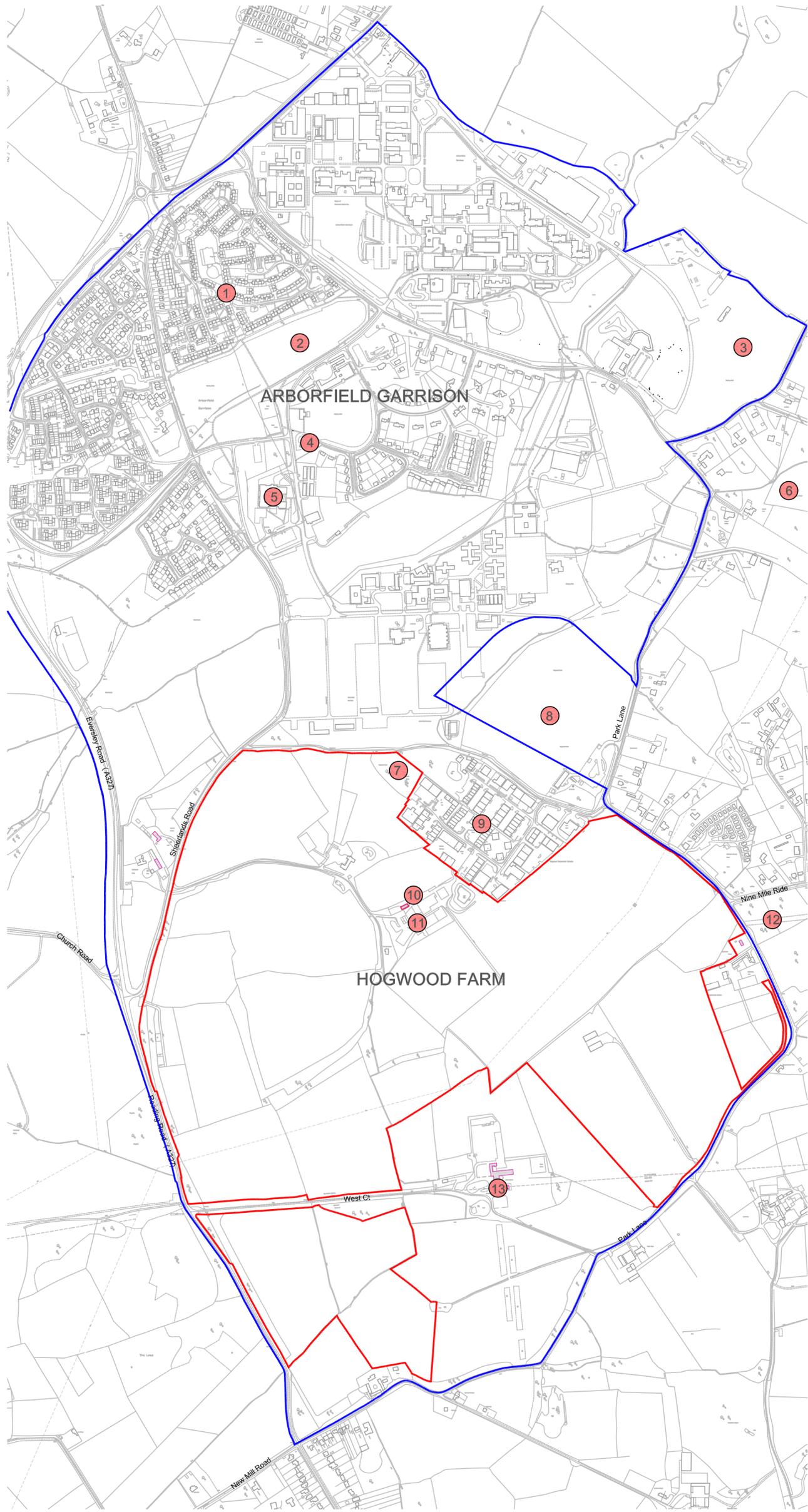
Figure 3.1: Preferred Spatial Framework Plan (exact development areas to be agreed through ongoing discussions with LPA)

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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Hogwood Garden Village Site Context & Location Plan



Key:

1. Shop and Post Office
2. Sports fields with tennis courts
3. Playing fields
4. Garrison Church
5. Garrison Community Centre
6. California Country Park
7. Hogwood Shaw Wildlife Heritage Site
8. Sports Grounds
9. Hogwood Industrial Estate
10. Hogwood Farmhouse
11. Hogwood Farm Industrial Estate
12. Shepperlands Copse
13. West Court

-  Arborfield Garrison SDL Boundary
-  Hogwood Garden Village Planning Application Boundary
-  Listed Buildings

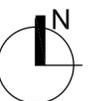
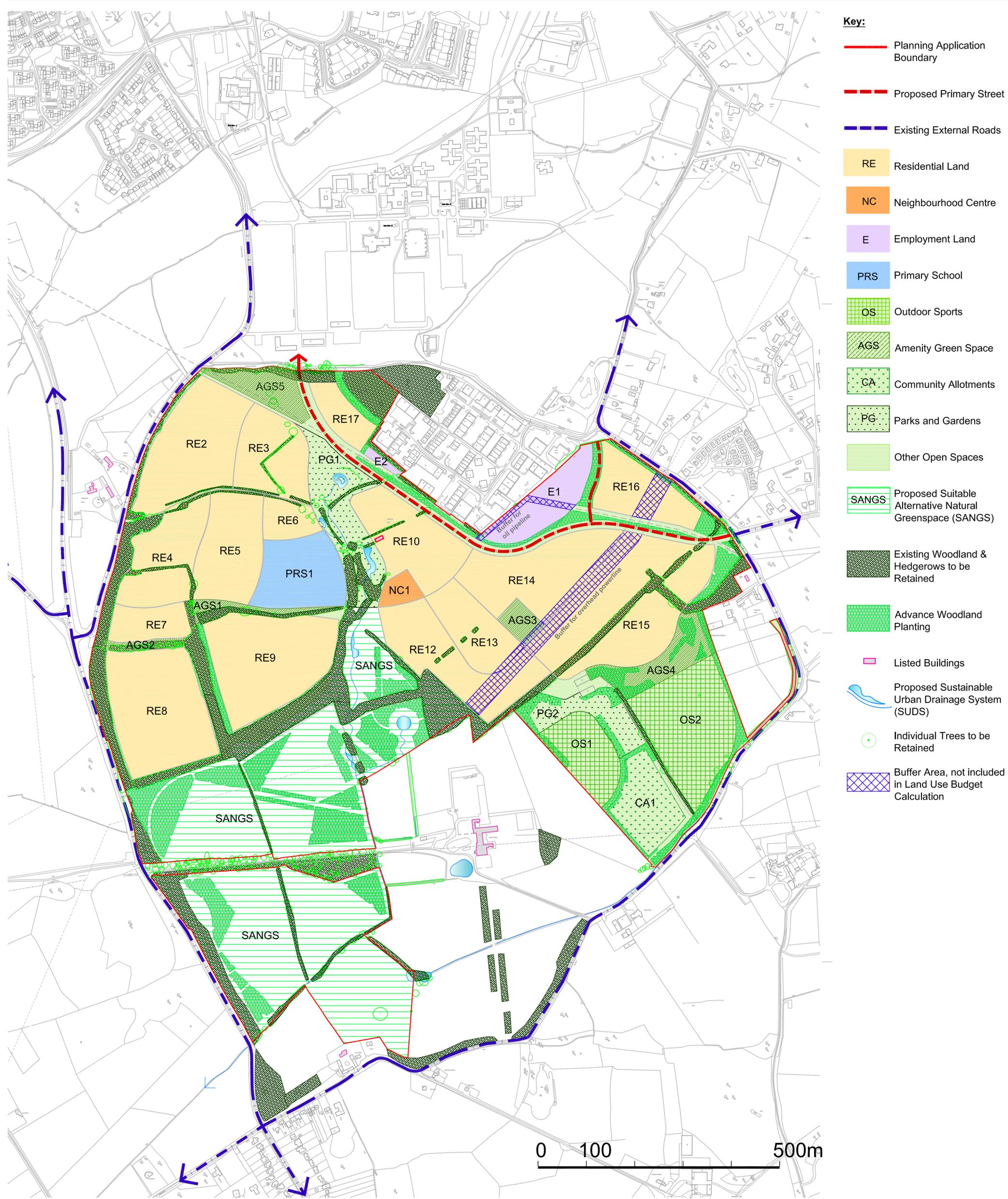


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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Planning Application Plan: Strategic Development Framework

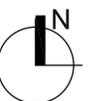
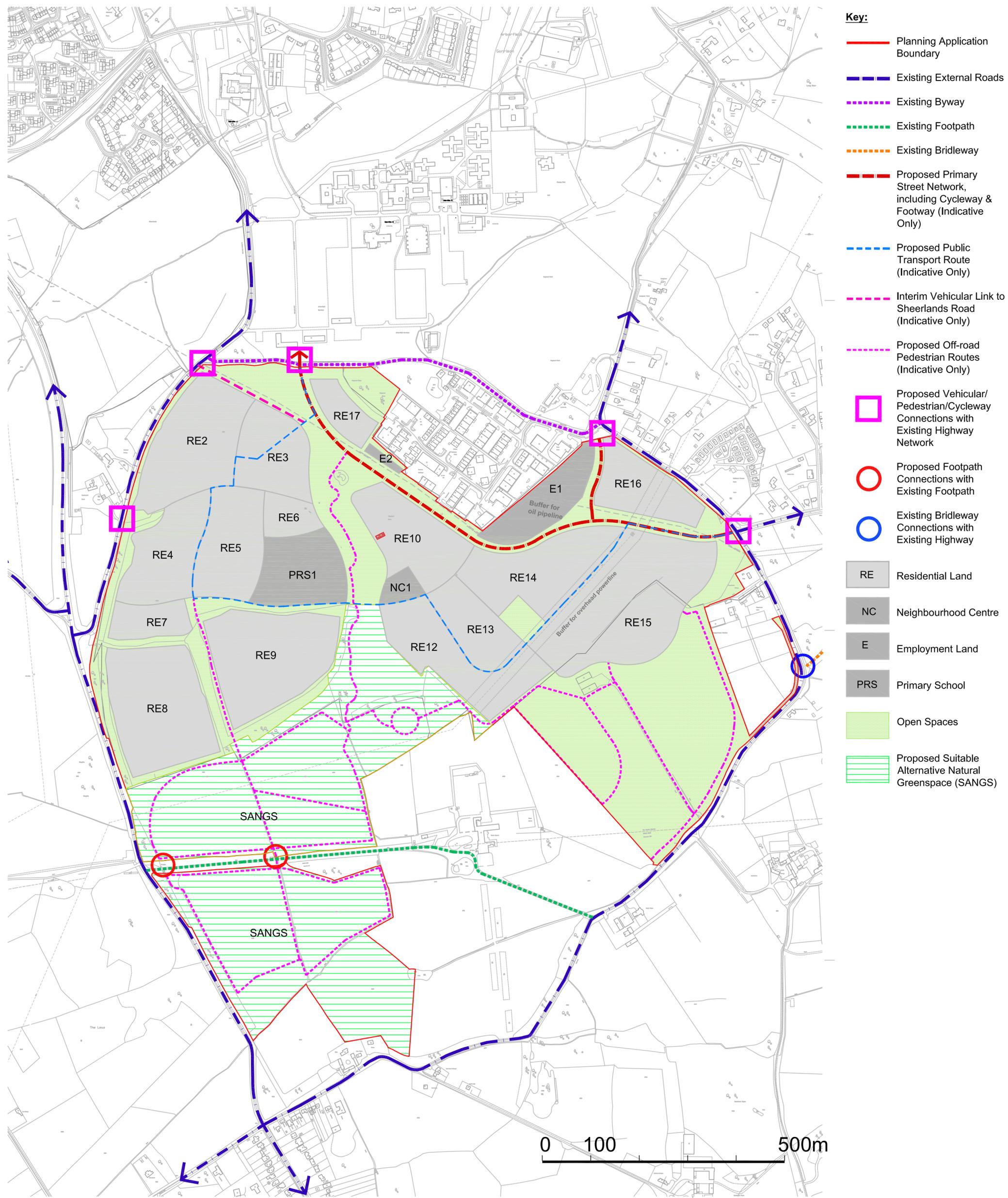


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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Parameter Plan A: Access

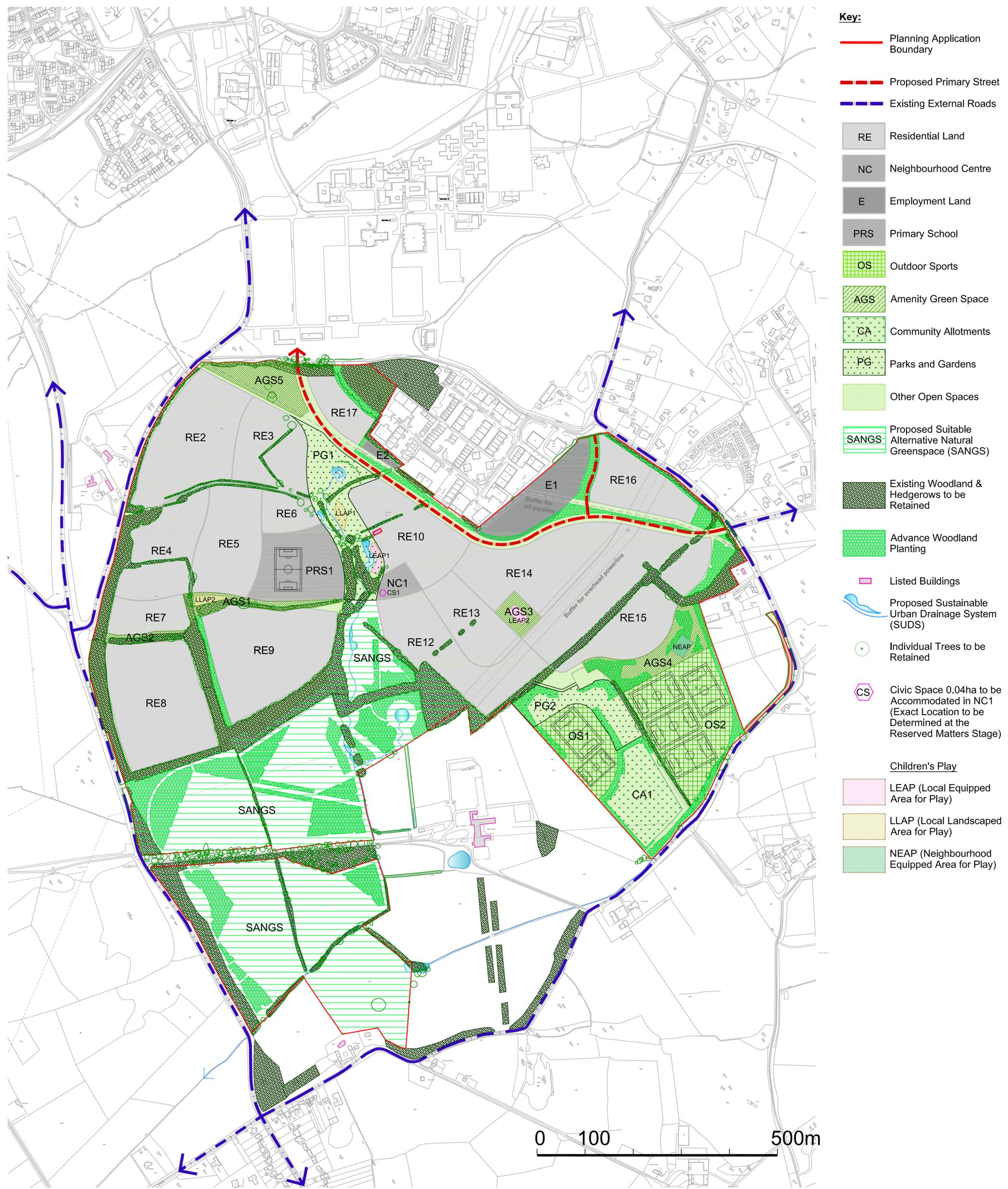


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Hogwood Garden Village

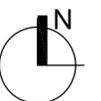
Part of the Arborfield Garrison Strategic Development Location, Wokingham

Parameter Plan B: Green Infrastructure & Open Space



- Key:**
- Planning Application Boundary
 - - - Proposed Primary Street
 - - - Existing External Roads
 - RE Residential Land
 - NC Neighbourhood Centre
 - E Employment Land
 - PRS Primary School
 - OS Outdoor Sports
 - AGS Amenity Green Space
 - CA Community Allotments
 - PG Parks and Gardens
 - Other Open Spaces
 - SANGS Proposed Suitable Alternative Natural Greenspace (SANGS)
 - Existing Woodland & Hedgerows to be Retained
 - Advance Woodland Planting
 - Listed Buildings
 - ~ Proposed Sustainable Urban Drainage System (SUDS)
 - Individual Trees to be Retained
 - CS Civic Space 0.04ha to be Accommodated in NC1 (Exact Location to be Determined at the Reserved Matters Stage)
 - Children's Play**
 - LEAP (Local Equipped Area for Play)
 - LLAP (Local Landscaped Area for Play)
 - NEAP (Neighbourhood Equipped Area for Play)

0 100 500m

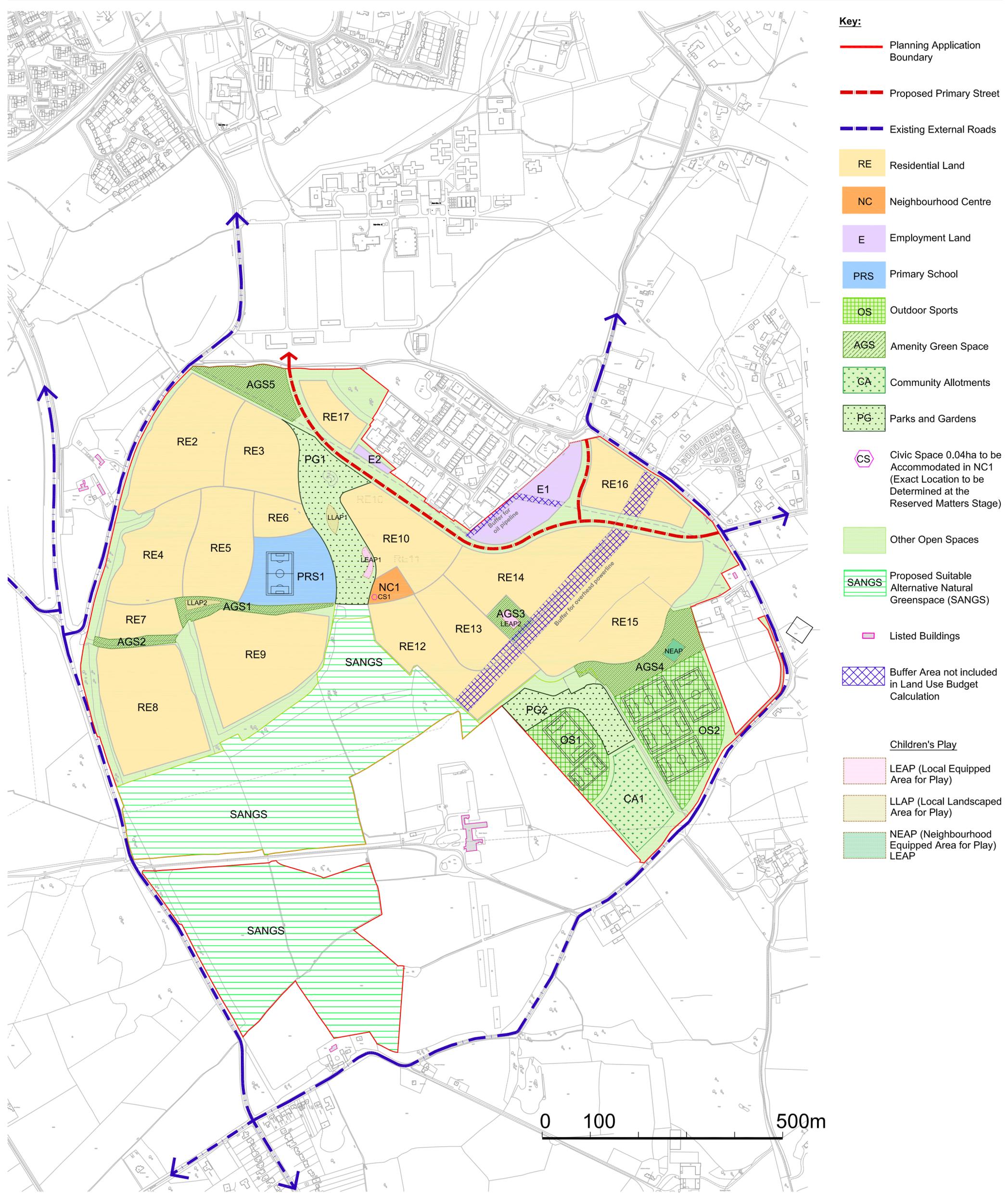


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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Parameter Plan C: Land Use



- Key:**
- Planning Application Boundary
 - Proposed Primary Street
 - Existing External Roads
 - RE Residential Land
 - NC Neighbourhood Centre
 - E Employment Land
 - PRS Primary School
 - OS Outdoor Sports
 - AGS Amenity Green Space
 - CA Community Allotments
 - PG Parks and Gardens
 - CS Civic Space 0.04ha to be Accommodated in NC1 (Exact Location to be Determined at the Reserved Matters Stage)
 - Other Open Spaces
 - SANGS Proposed Suitable Alternative Natural Greenspace (SANGS)
 - Listed Buildings
 - Buffer Area not included in Land Use Budget Calculation
- Children's Play**
- LEAP (Local Equipped Area for Play)
 - LLAP (Local Landscaped Area for Play)
 - NEAP (Neighbourhood Equipped Area for Play)



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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

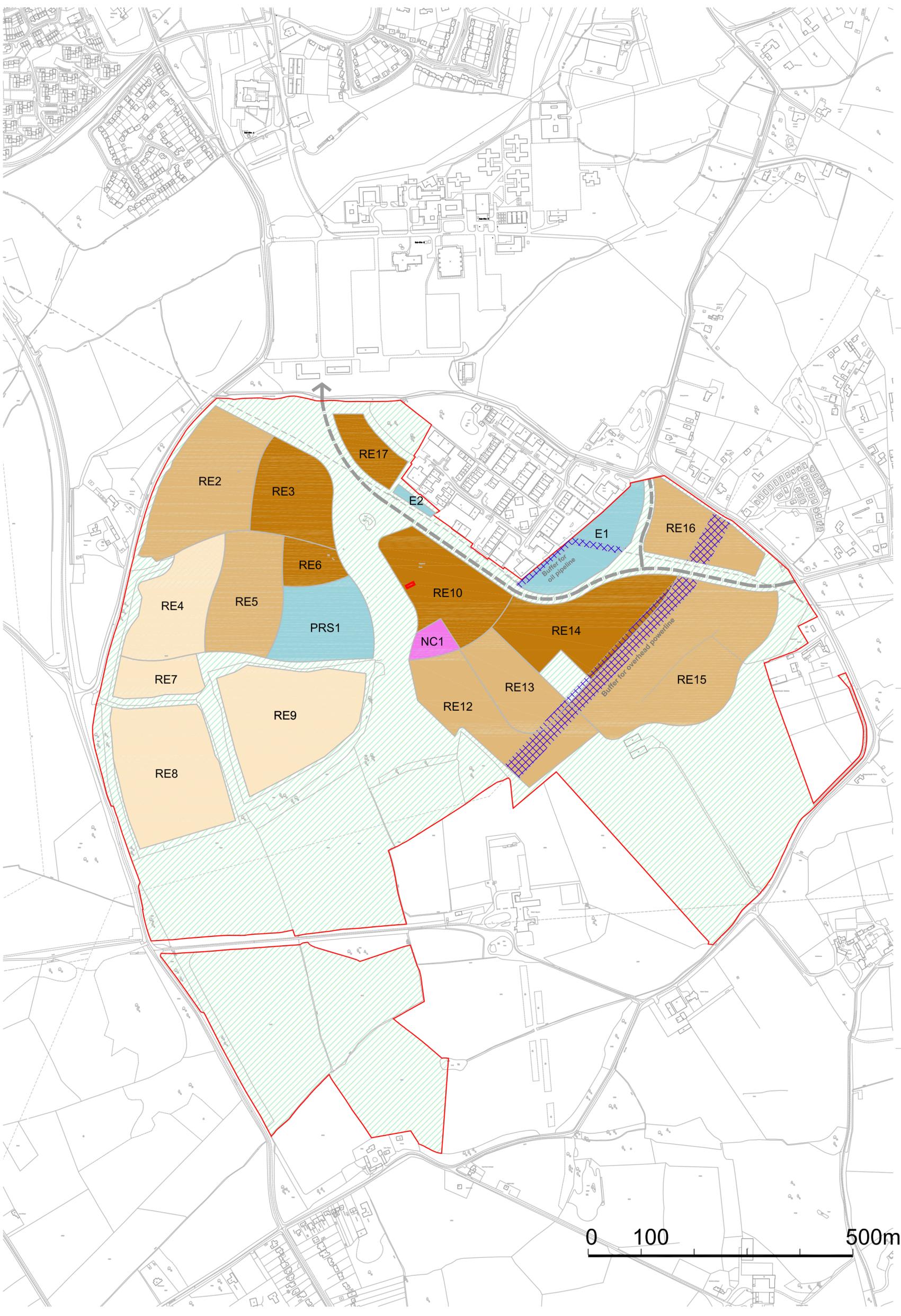
Parameter Plan D: Housing Density

Key:

- Planning Application Boundary
- Proposed Primary Street
- Lower Density
15-27 DPH
6-11 DPA
- Medium Density
27-37 DPH
11-16 DPA
- Higher Density
37-50 DPH
16-20 DPA
- Average dwelling density 35 DPH
- Non-residential development
- Neighbourhood Centre (mixed use) (use classes A1/A2/A3/A4/A5, C3 and D1)
- Open spaces

Note 1: 'Net dwelling density' is calculated by including only those areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas, where these are provided.

Note 2: See Land Use Budget for details of housing proposed in each parcel.

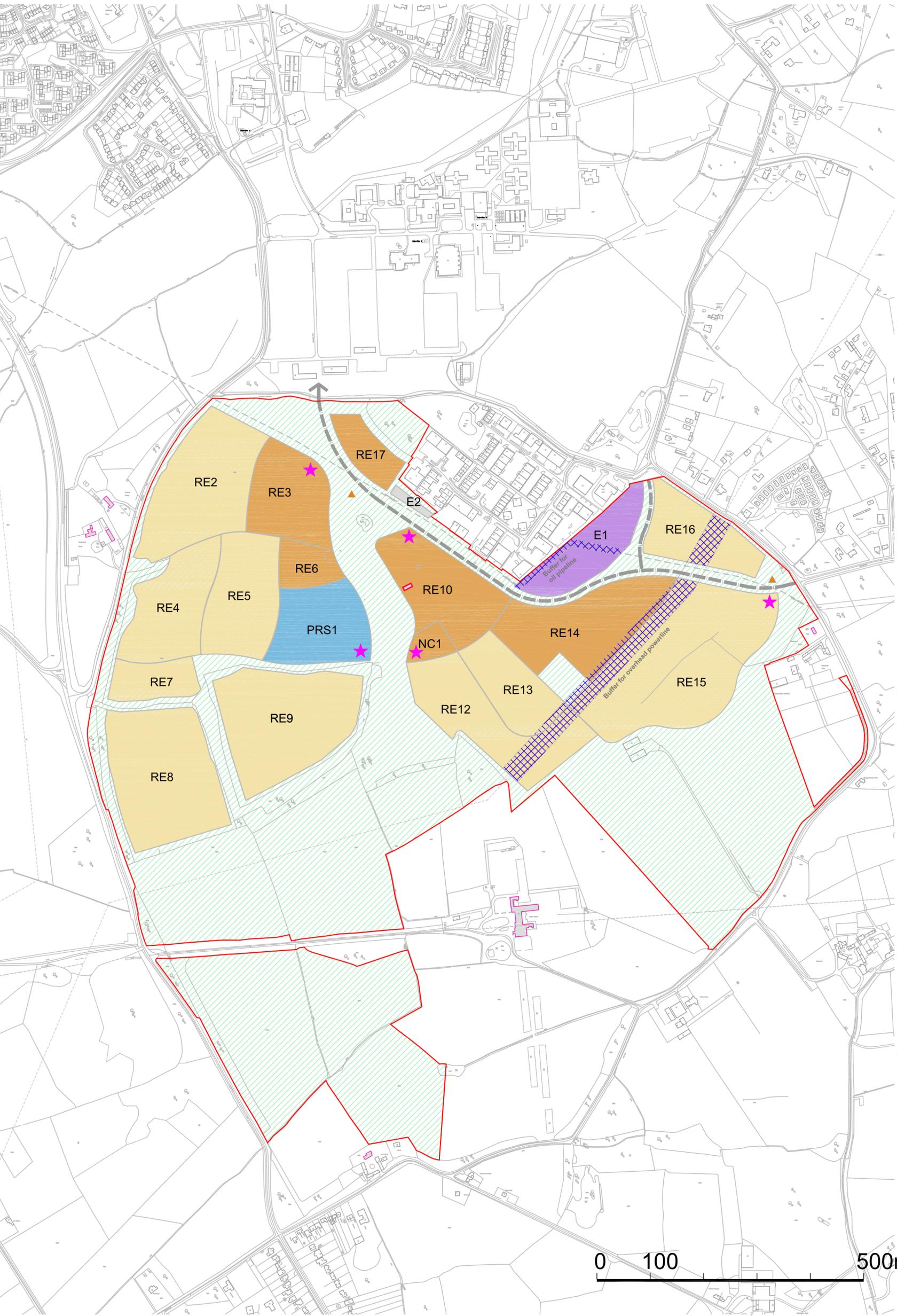


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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Parameter Plan E: Building Heights



- Key:**
- Planning Application Boundary
 - - - Proposed Primary Street
 - Residential Building Height up to 2 storeys with Potential of Roof Space Accommodation (up to 10m to Top of Ridgeline)
 - Residential Building Height up to 3 storeys (up to 13m to Top of Ridgeline)
 - Employment Building Height up to 9m to Top of Ridgeline
 - Employment Land Use without Building
 - Education Building Height up to 11m to Top of Ridgeline
 - Open Spaces
 - Listed Buildings
 - ★ Gateway Buildings
 - ▲ Public Art/ Village Signs

Note: All heights specified exclude any point features.



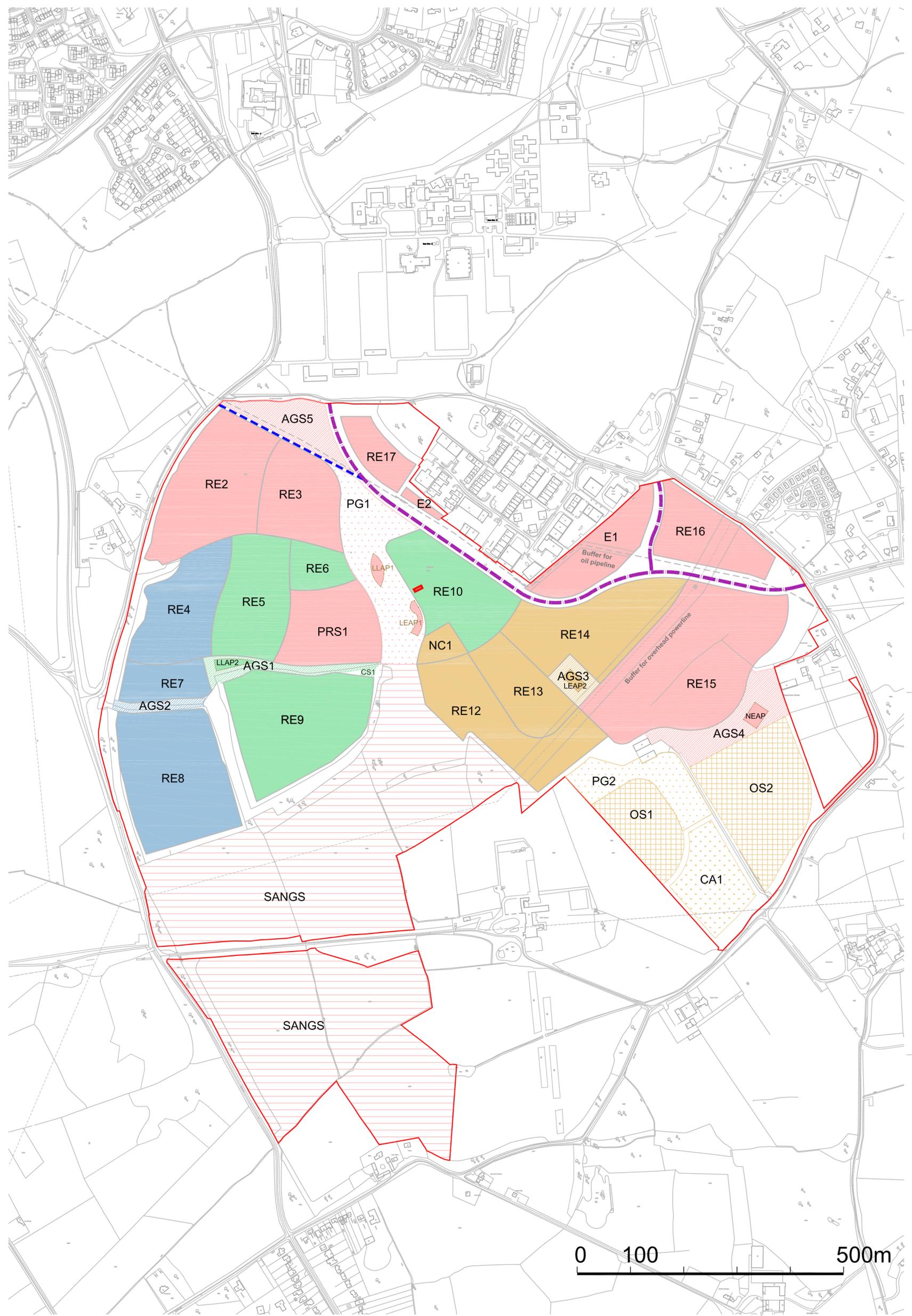
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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham

Parameter Plan F: Order of the Development

- Key:**
-  Planning Application Boundary
 -  Development Order 1
 -  Development Order 2
 -  Development Order 3
 -  Development Order 4
 -  Nine Mile Ride Extension to be delivered through CIL (Indicative Only)
 -  Interim Vehicular Link to Sheerlands Road to be provided if connection to Garrison site is not yet available (Indicative Only)



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Hogwood Garden Village

Part of the Arborfield Garrison Strategic Development Location, Wokingham
Proposed Suitable Alternative Natural Greenspace (SANG) Master Plan



- Hogwood Garden Village outline planning application boundary
- SANG boundary - post and wire fence
- Existing woodland
- Proposed woodland with native trees and shrub
- Proposed specimen trees
- Water course (part of SUDS)
- Proposed managed grassland
- Proposed compacted gravel path 2 metres wide
- Proposed mown path
- Proposed pedestrian access (kissing gate)
- Proposed bridging point
- Proposed timber benches



Marino Family

WEI YANG PARTNERS
DELIVERING INTEGRATED MASTER PLANS

Hogwood Garden Village
Part of the Arborfield Garrison Strategic Development Location, Wokingham
Planning Application Plan: Hogwood Garden Village SANG Masterplan
Drawing No. ARB001- SANG01-RevB
Scale: NTS
Date: 02/06/2015

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Appendix E

Garden City Principles

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City principles are an indivisible and interlocking framework for their delivery, and include:

1. land value capture for the benefit of the community;
 2. strong vision, leadership and community engagement;
 3. community ownership of land and long-term stewardship of assets;
 4. mixed-tenure homes and housing types that are affordable for ordinary people;
 5. a strong local jobs offer in the Garden City itself, with a variety of employment opportunities within easy commuting distance of homes;
 6. Beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities;
 7. generous green space linked to the wider natural environment, including a surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well managed, high-quality gardens, tree-lined streets and open spaces;
 8. opportunities for residents to grow their own food, including generous allotments;
 9. strong local cultural, recreational and shopping facilities in walkable neighbourhoods; and
 10. integrated and accessible transport systems – with a series of settlements linked by rapid transport providing a full range of employment opportunities
-

Source: Town and Country Planning Association website

(<http://www.tcpa.org.uk/pages/garden-cities.html>)

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Appendix F

Arborfield Garrison SDL - Infrastructure Costs

Item	Total SDL Cost	Total AGLC Cost (as secured by S106)	MFT S106 Cost	MFT CIL Cost
Highways/Transport				
C1. ACRR	28,000,000	16,000,000		12,000,000
C2. California X-roads	2,308,500	1,319,143	989,357	
C3. Barkham Bridge	618,750	354,000		264,750
C4. Farley Hill Traffic Calming	103,000	59,000	44,000	
C5+A3. Commonfield Lane improvements and jctns	229,000	229,000	-	
C6. Traffic management on White Horse Lane	50,000	29,000	21,000	
HCC (Environmental improvement in Eversley)	140,000	80,000	60,000	
NMRE, between Byway 18 and Park Lane	6,224,286	114,286		6,110,000
Greenways AR1 (to Shinfield)	417,000	238,000		179,000
Greenways AR2 (to Barkham)	1,198,000	685,000		513,000
Greenways AR3 (to Finch via Cali CP)	501,000	286,000		215,000
Greenways AR4 (Footway along NMR)	625,000	357,000		268,000
Greenways AR5 (Park Lane south)	1,391,000	795,000		596,000
Bus subsidy	3,200,000	1,828,571	1,371,429	
Public Transport interchange	100,000	57,143		42,857
Bus shelters and works	800,000	500,000		300,000
My Journey Travel Planning for residential	1,575,000	900,000	675,000	
School & Commercial Travel Plans	-	Non financial	Non financial	
Release valve corridor	-	Non financial	Non financial	
Education				
Primary Schools	14,600,000	7,300,000		7,300,000
Secondary School inc sixth form	32,500,000	7,015,536		5,261,652
SEN	598,500	342,000		256,500
Community Infrastructure				
Community Centre	2,635,380	2,635,380		-
Community Manager	350,000	200,000	150,000	
SPA Mitigation				
SANGs - maintenance	6,301,836	3,535,805	2,766,031	
SAMM	2,332,520	1,332,868	999,651	
Green Infrastructure				
POS - Greenspace maintenance	3,129,140	2,247,140	882,000	
POS - Play maintenance	2,881,920	1,755,200	1,126,720	
POS - Outdoor sports maintenance	1,180,920	717,600		463,320
Allotments	212,245	AGLC to provide on their site or agree contribution		212,245
Playing pitches on secondary school	2,650,000	1,660,000		990,000
Playing pitches on primary school	1,327,500	663,750		663,750
Sports Pitches Provision	1,485,000	AGLC to provide		1,485,000
Parking spaces provision	396,000	AGLC to provide		396,000
Other Contributions				
Country Parks	1,218,000	696,000		522,000
Countryside Access / PRoW	609,000	348,000		261,000
Sports Hall	1,534,680	876,960		657,720
Swimming Pool	899,885	514,220		385,665
Libraries	801,500	Note- AGLC providing library in community centre, although would be liable to a contribution if they do not.		343,500
Cemeteries	144,235	82,420		61,815
Other				
Sports pavilion provision	1,794,000	786,000		1,008,000
Sports pavilion maintenance	173,100	86,550		86,550
Total	127,235,897	56,626,573	9,085,188	40,843,324

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West Court Land (Scale 1:5000)

DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT
Under section 11 - Construction Design and Management Regulations 1994
RESIDUAL RISKS

REF	DESCRIPTION	DATE

KEY

SANGS Areas (S1, S2 and S3)
38.41Ha/ 94.91Acres

Residential Development Areas

Residential development or potential allotment site

District Centre (Mixed Use)
(Use classes A1, A2, A3, A4, A5, B1, D1 and D2 with residential above)

Neighbourhood centre to be located in development cells V2 or U1. Specific siting and configuration to be agreed at reserved matters stage.

Extra Care building located in cell R.

Existing nursery use to be retained in cell L or relocated to an alternative location within the site.

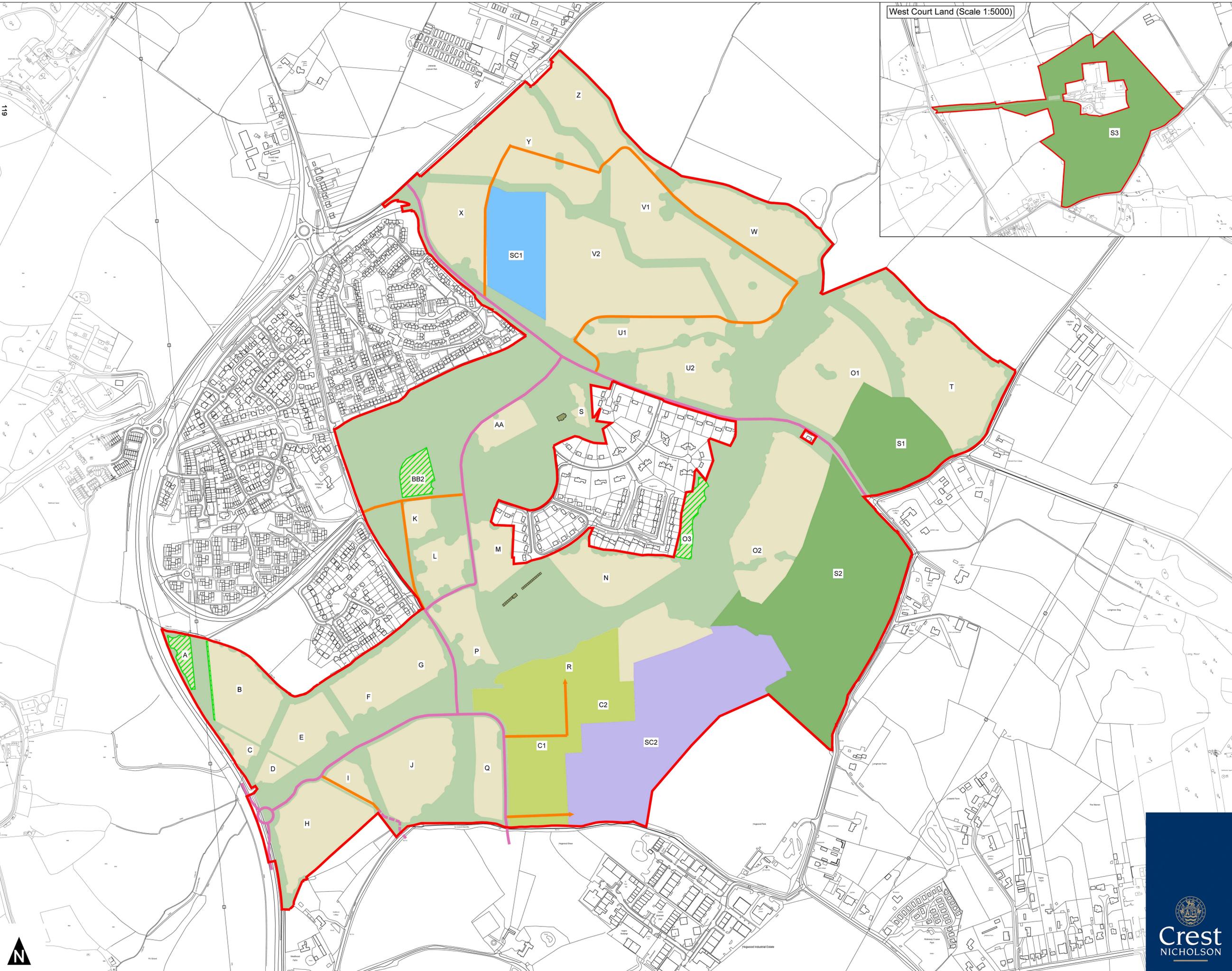
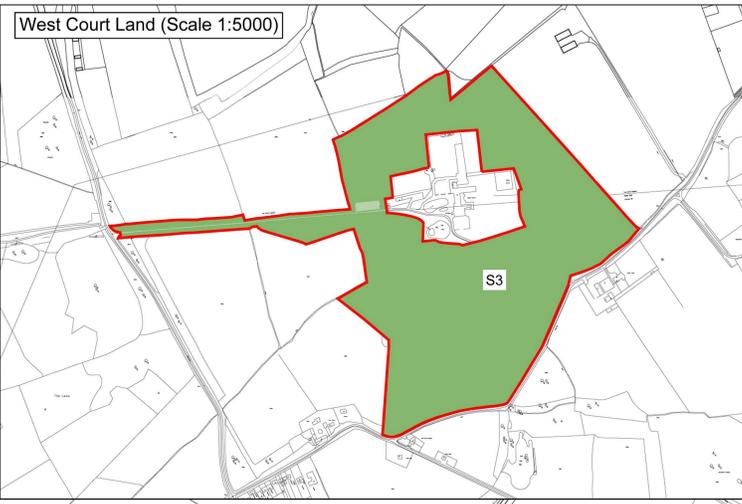
Primary School Land (SC1)

Secondary School Land (SC2)

Primary Street Network

Secondary Street Network (Indicative)

NB. Precise location and details of allotments to be determined.



119



idp PARTNERSHIP
SOUTHERN

26 STORE STREET, LONDON, WC1E 7BT
TEL: (0191) 281 4442 FAX: (0191) 281 1000 e-mail: info@idpartnership-northern.com

FOR CLIENT: Arborfield Garrison SDL for Crest Nicholson

DRAWING TITLE: Land Use Parameter Plan

PROJECT ARCHITECT: MM	DRAWN BY: DJ	CHECKED:
SCALE: 1:2500 at A0	PROJECT NO: N81-2240	DRAWING NO: Rev J
DATE: 19/01/2015		PL06
DWG STATUS: DRAFT	CONSTRUCTION: TENDER	RECORD:

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Agenda Item 55.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
150595	18/13	Woodley	Loddon	Major application

Applicant	Harry A Coff Limited		
Location	Courtyard Offices, Sandford Farm, Mohawk Way, Woodley	Postcode	RG5 4TE
Proposal	Outline Application for the demolition of existing buildings and construction of up to 21 no. dwellings with associated open space and new vehicular access- all matters reserved		
Type	Major - dwellings (10+)		
PS Category	1		
Officer	Graham Vaughan		

FOR CONSIDERATION BY	Planning Committee on 14 th October 2015
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site is within a major development location in the settlement of Woodley and is currently occupied by single storey offices (6 units in total). It is adjacent to the Sandford Farm development which is currently under construction. Other than the offices, the site has a large amount of hard standing with some grassed areas particularly to the west. The offices are accessed from a side road off Perimeter Road (which has now become part of the Sandford Farm development) and there is ample parking on the site.

The application is outline with all matters reserved and seeks permission for up to 21 dwellings on the site. This would be provided primarily through semi-detached properties and also a block of flats. Parking and amenity space are shown on an indicative layout plan as well as a position for the access, although this would likely use the existing. The indicative layout demonstrates that 21 dwellings could be accommodated on the site and achieves the relevant guidelines for parking and amenity space. Therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- SSSI buffer zone
- Landfill gas consultation zone
- Contaminated land consultation zone
- Sand and gravel extraction
- Wind turbine safeguarding zone
- Tree Preservation Order (adjacent)

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

- A. The signing of a section 106 agreement to secure the provision of affordable housing.**

B. Conditions and informatives:

1. a) No development shall commence until details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

c) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved. *Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*
2. This permission is in respect of the submitted application plans and drawings numbered 'RG-M-02 Rev B', 'RG-M-04' and 'RG-M-10 Rev A' received by the local planning authority on 8th June 2015. The development shall be carried out in accordance with the principles of the approved details unless otherwise agreed in writing by the local planning authority.
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.
3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3
4. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.
Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6
5. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation

timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

6. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2015 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development or other operation shall commence on site until a Tree Survey (linked to the scheme stated above) has been submitted to and approved in writing by the Local Planning Authority.
- c) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- d) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- e) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

7. Prior to the demolition of the existing buildings and structures and prior to development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing the assessment and where necessary mitigation measures undertaken, has been submitted to and approved in writing by the local planning authority.
Reason: To ensure any contamination on the site is remedied to protect the existing/proposed occupants of the application site and adjacent land. Relevant Policy: Core Strategy Policy CP3
8. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The plan shall detail how noise and vibration during the construction phase will be controlled taking into account the impact on future occupiers of the adjacent site and any mitigation methods that may be necessary. The approved management plan shall be adhered to throughout the construction period.
Reason: To ensure noise and vibration does not have a harmful impact on residential amenity. Relevant policy: Core Strategy policy CP3
9. No development shall commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.
Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25
10. No development shall take place until full details of the Drainage System have been submitted to and approved by the Local Planning Authority. These shall include:
- Confirmation of the design of the permeable Paving set out in principle in the WSP Drainage Strategy May 2015;
 - Results of intrusive ground investigations demonstrating the depth of any seasonally high groundwater table and infiltration rates determined in accordance with BRE Digest 365;
 - Full calculations demonstrating the performance of the permeable paving;
 - Full details of all components of the drainage scheme including dimensions, locations and gradients, invert and cover levels as appropriate;
 - Full details of the maintenance arrangements for the development covering every aspect of the proposed drainage system;
 - If infiltration to ground is not found to be viable correspondence from Thames Water confirming agreement in principle to discharge to the main surface water sewer network for this type of development; and,
 - Full details of the proposed levels across the site together with an assessment of the existing surface water flood flow routes through the site to demonstrate that surface water flood risk will not be exacerbated as a result of the development. The drainage system shall be installed in accordance with the approved details

and thereafter maintained as such.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

11. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details. *Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12*

12. No development shall take place until full details of a reptile mitigation plan have been submitted to and approved in writing by local planning authority. The surveys, mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.
Reason: To ensure that reptiles, a European Protected Species, are not adversely impacted upon as a result of the development.

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6

14. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.
Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

15. No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

16. The Reserved Matters applications shall be submitted in accordance with the following details and the principles of the development as per the submitted plans received by the Local Planning Authority on 8th June 2015:

Parking	To be designed to comply with Wokingham Borough Council Parking Standards
Scale	To be designed to two storey level
Access	All vehicular access will be onto Main Street
Internal Space Standards	To comply with national internal space standards
Location of houses	No proposed dwelling shall be located any closer to the southern boundary of the site as detailed on plan RG-M-01 Rev K.

Reason: To ensure any reserved matters application does not compromise the delivery of suitable and appropriate housing for the site. Relevant Policies: Core Strategy policies CP1 and CP3

17. The Reserved Matters applications shall include details of all external lighting which shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type of lighting and measures to prevent light pollution and any external lighting shall be provided in accordance with the approved details before the site comes into use.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety. Relevant Policies: Core Strategy policies CP1, CP3, CP6 and CP7.

18. The mitigation strategy given in paragraphs 5.1.1 to 5.1.5 inclusive and Appendix 3 of the submitted Bat Emergence Survey report (John Wenman Ecological Consultancy, Ref: R876/c, September 2015) shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority. A report demonstrating the measures implemented shall be submitted to the local planning authority on completion of the development.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on

the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

20. Notwithstanding the provisions of Classes A, B, D and E of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area and residential amenities of future and neighbouring occupiers. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21

21. 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.

22. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 Development Delivery Local Plan policy CC04

23. The dwelling(s) shall achieve potable water consumption targets of 105 litres or less per person per day.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core strategy policy CP1 and Managing Development Delivery Local Plan CC04.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-

commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated **[Insert appropriate date]**, the obligations in which relate to this development.
3. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

PLANNING HISTORY

Applications relating to the erection and extension of office space since 2000. No previous applications received relating to housing.

SUMMARY INFORMATION

Site Area	0.39 hectares
Existing residential units	0
Proposed units	21
Existing use	Offices – 6 units
Existing parking spaces	Minimum of 5
Proposed parking spaces	33

CONSULTATION RESPONSES

Crime Prevention Design Advisor	No comments received
National Grid	No comments received
Berkshire Archaeology	No objection subject to condition (9)
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SSE Power Distribution	No comments received
NHS Wokingham Clinical Commissioning Group	No comments received
BBOWT	No objection subject to condition (18)
Thames Water	No comments received
Highways	No objection subject to conditions (13 – 17, 19)
Biodiversity	No objection subject to conditions (12, 18)
Tree and Landscape	No objection subject to conditions (4 – 6, 22)
Environmental Health	No objection subject to condition (7)
Drainage	No objection subject to condition (10)
Education	No comments received
Waste Services	No comments received
Parks and Open Spaces	No comments received

Policy	No objection
Property Services	No comments received
Sports Development	No comments received
Community Infrastructure	No comments received
Woodley Parish Council	No objection
Local Members	No comments received

REPRESENTATIONS

3 letters of objection received with regards to the following:

- Over development
- Site acts as a buffer between residential areas
- Increase in traffic
- Impact on wildlife
- Noise and dirt from construction and construction vehicles
- Loss of green space
- Local infrastructure already at capacity

APPLICANTS POINTS

- The site is in a highly sustainable location for new housing
- The proposals are of a high quality providing a mix of dwellings and affordable housing and will assist in the delivery of new housing
- The development has been designed to respond to the surrounding character of development

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards

	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	WPSS	Wokingham Parking Standards Study Report October 2011

PLANNING ISSUES

Description of Development:

1. The scheme is for the erection of up to 21 residential units with associated parking, amenity space and access. Whilst some of the dwellings would be accessed from the road running through the Sandford Farm development, the other dwellings would be accessed from a new road in the site. The development would consist primarily of two storey semi-detached dwellings to the north (with one detached) and a block of flats to the south. An area of landscaping would be provided to the west of the site to complement the existing tree line. The application is outline with all matters reserved and therefore the layout and site plan is indicative only.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The site is located within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers and this is discussed below.
4. Policy CP15 of the Core Strategy requires that there should not be an overall loss of B1, B2 or B8 use floor space across the Borough. The proposal would result in the loss of B1 use floor space and could be considered to conflict with this policy. However, the office has been vacant and on the market for some time and the submitted marketing report demonstrates this. The report states that there is an oversupply of offices in the local area which has led to little interest in Courtyard Offices as other premises are more appropriate. In particular, the current offices are not of a high standard internally and require investment to be improved.
5. The report states that the marketing of the offices has been conducted appropriately with relevant rates being asked for and for a suitable length of time but no serious attempt has been made to purchase the offices. An independent consultant has assessed this report and has raised some issues with the detail of

the marketing that has been carried out. Additional information has been provided by the applicant with regards to this and it is considered that a suitable marketing strategy has been undertaken. In particular, details of how the units were marketed and the level of interest this generated have been provided. The marketing generated five viewings in four years with the specification, location and lack of amenities quoted as an issue.

6. Overall, the offices have had sporadic occupation and marketing has led to little interest. They require investment to be more appropriate for office use and the applicant wishes to explore an alternative use. Furthermore, under permitted development, the offices could be changed to a residential use in any case. However, given the likely internal standard this would need to be constructed to, it is unlikely this would occur and therefore only limited weight is attached to this. Added to this is the fact the offices are not in a core employment area and are instead in a residential area. As such, weight should be given to the fact offices in core employment areas will be more protected than the Courtyard offices. Therefore, the loss of the offices is considered justified particularly given the general context and location of the site within a major development location residential is considered an appropriate land use in principle

Impact on the Character of the Area:

7. Given the adjacent site and the current ongoing construction, it is acknowledged that the proposal site would be surrounded by residential development. Whilst it is noted that other uses can coexist next to residential development, the character of the area is predominantly residential. In this respect, the change of use is not considered to have a harmful impact.
8. Whilst it is acknowledged that each proposal is on its own merits and each should have its own identity, due to the proximity to the adjacent housing development, the proposal needs to be able to integrate with it in terms of the design and the layout. As all matters are reserved, some parts of this would be decided at the reserved matters stage however it needs to be assessed that the proposal could be accommodated on the site and still sufficiently integrate with the Sandford Farm development.
9. **Density:** The site is within settlement and would be accessed from the main road through Sandford Farm. It is surrounded by residential development but the Woodley Airfield development and Sandford Farm development exhibit different characteristics. Primarily the Sandford Farm development is at a higher density of 34 dwellings per hectare. Given that the proposal would front onto this and there is a strong visual divide from the vegetation to the west, it is considered more appropriate to reflect the new residential area currently being constructed. Due to the size of the site, the proposal would have a high density, approximately 55 dwellings per hectare. However, this is primarily due to the number of flats that are proposed. In terms of buildings on the site itself, the density is not considered to be inappropriate when taken in the context of the surrounding area.
10. **Housing Mix:** The indicative proposal incorporates the following mix:
4 x 2 bed dwellings

6 x 3 bed dwellings
1 x 4 bed dwellings
3 x 1 bed flats
7 x 2 bed flats

11. This incorporates several different housing types to cater for a range of household sizes and is considered to be an acceptable mix to meet the requirements of the Core Strategy and MDD.
12. **Scale:** The application is an outline proposal with all matters reserved however some consideration should be given in assessing whether the site could achieve 21 units at an appropriate scale. The information provided shows that the proposed dwellings and flats would be two storeys. This is considered to be in keeping with the local area and therefore the scale of the proposal as indicated is acceptable. Detailed consideration of the appropriateness of scale will be considered at the Reserved Matters stage.
13. **Layout:** The application is an outline proposal with all matters reserved however some consideration should be given in assessing whether the site could achieve 21 units in an appropriate layout. The site would be accessed from 'Main Street' of the Sandford Farm development with a road provided simple access to the line of dwellings beyond. Parking would be provided in front of the flats and to the side of dwellings with additional parking near the western boundary. Furthermore, all of the units would have access to amenity space. The built form of the site would be dispersed with some landscaping along the main road but also an area to the west which would complement the existing tree line.
14. It is noted that the layout is relatively tight however the indicative plan shows that amenity space provision and separation distances could be met. Furthermore, whilst additional landscaping would be beneficial, particularly to the east of the site, this needs to be balanced against the adjacent Sandford Farm development both in terms of the open space to the south, and the relatively built up nature of the development. Concern was raised regarding the proximity of the flats to the southern boundary and the potential for the scheme to appear cramped, given that boundary treatment would be required. However, this has been overcome by moving the flat building northwards to provide a suitable distance between the building and edge of the site. Overall therefore, it is considered the indicative layout demonstrates that up to 21 residential units could be accommodated on the site satisfactorily. In order to ensure appropriate space amenity space would be retained in the future, it is considered necessary to remove permitted development rights by condition (20).
15. **Design and Appearance:** The visual and physical integration of the properties would need to be agreed at a reserved matters stage and in particular the architectural design. However, it is considered the site is surrounded by residential development and therefore further residential properties would be acceptable subject to appropriate materials (condition 3) although as stated this would need to reflect the adjacent development.
16. As stated, consideration should be given to the integration with the adjacent development. The scheme currently being built has a relatively dense and urban

design with houses close to the road and accesses to garages set further back. It is considered the indicative design of the Courtyard Offices site would be similar to this. Furthermore, blocks of flats are used in the Sandford Farm development to provide built form on the corner that addresses two directions and act as a focus point. The indicative layout at the Courtyard Offices also reflects this approach. Similarly, the flats would address the public open space providing natural surveillance of the surrounding area. Whilst design matters would be agreed at reserved matters stage, the indicative layout is considered appropriate with regard to the adjacent development.

Residential Amenities:

17. The proposed residential units would be of a sufficient distance away from adjacent residential units to ensure no harmful impact would occur on any neighbouring residential amenities. With regard to the development itself, all separation distances as advised in the Borough Design Guide are met and therefore no harmful impact on residential amenity would occur. Given the illustrative nature of the proposal this would be assessed as part of the subsequent reserved matters application.

Access and Movement:

18. **Highway Safety and Road Design:** The site is already accessed from a spur of Perimeter Road. This would be utilised for the proposed development however as the application is outline with all matters reserved, an indicative location of the access is all that is required at this stage. This would be approximately within the same location as the current site access. Given the existing access, and the fact the street would be a main thoroughfare for the adjacent Sandford Farm development, this is acceptable. The illustrative masterplan also shows parking some houses accessed directly off of the same road. This follows a similar pattern in terms of accesses to the opposite side of the road. It would need to be ensured that all of these accesses would be sufficient to maintain highway and pedestrian safety. Additional and more detailed information regarding access would be required at a reserved matters stage.

19. **Parking:** To comply with the current parking standards, 33 spaces would be required on site to accommodate allocated, unallocated and visitor parking. This is shown to be achieved on the illustrative masterplan without taking the garage spaces into account. As such, it is considered the indicative layout demonstrates parking for 21 dwellings could be accommodated on the site.

20. **Sustainability:** Secure, covered cycle storage would be required however this would be agreed at reserved matters stage. As such, a condition (14) has been attached. Additionally, residents would also be able to use local bus services. As such, this is considered acceptable.

Flooding:

21. The site is located in Flood Zone 1 is less than a hectare in size and therefore there is no requirement to submit a Flood Risk Assessment. The site is shown to be at risk for surface water flooding however the submitted details indicate an appropriate drainage scheme could be achieved. Additionally, the majority of the

site is already hard standing and relatively flat and therefore no significant risk is considered to occur. As a result, appropriate drainage matters could be controlled through a condition (10).

Landscape and Trees:

22. The site itself is mainly hardstanding with the current office units and some grassed areas. The western boundary comprises of a substantial bank of trees which provide a natural barrier between the site and Perimeter Road. Additionally, the trees to the south west corner are protected by a Tree Preservation Order (170/1980) however are outside of the red line of the application.
23. Although the Tree and Landscape Officer considers the proposal to be cramped, it is not considered that this has a harmful impact to the extent that appropriate planting and landscaping could not be achieved and further details would be agreed at the reserved matters stage. At this outline stage, the Tree and Landscape Officer has requested conditions requiring a landscaping scheme (5), tree survey and arboricultural method statement (6). As such, the indicative layout demonstrates 21 dwellings could be achieved on the site with suitable landscaping.
24. From a wider landscape perspective, the proposal would be surrounded by residential development and therefore additional residential units are considered acceptable. Furthermore, the area to the south of the site is being provided as open space for the adjacent development.

Environmental Health

25. Due to the proximity to the former landfill site potential contamination needs to be addressed and should take into account the remediation being carried out on the adjacent development. Furthermore, an assessment of noise and vibration during the construction phase should be carried out taking into account the impact on future occupiers of the adjacent site and any mitigation methods that may be necessary. This can be controlled by condition (7 and 8).

Amenity Space for future occupiers:

26. The Borough Design Guide states that new dwellings should provide an amenity space of 11 metres in length and this is shown to be achieved for the proposed dwellings. The Borough Design Guide also advises that flats should have access to some amenity space. This has been increased since the submission of the application and is now considered at an acceptable level. As such, the indicative layout demonstrates that suitable amenity space could be achieved for the proposal.

Internal Space Standards

27. Internal space standards are not considered at an outline stage but could be considered through reserved matters. However, since 1st October 2015 national space standards have been in place. Although these are optional, due to policy TB07 of the MDD, developments must adhere to the new DCLG national space

standards. As such, it is considered necessary to condition (16) that any reserved matters application is submitted in accordance with these standards.

Biodiversity:

28. **Bats:** A daylight and emergence survey has been carried out and concludes that bats occasionally use the buildings on the site. As a result, the demolition of the buildings would lead to a negative impact on bat habitats and a European Protected Species license would be required. Subject to obtaining this and appropriate mitigation as set out in the survey report, the Ecology officer considers the impact on bats would be mitigated.

29. **Reptiles:** As reptiles were found on the adjacent Sandford Farm site, the Ecology Officer considers it likely that a reptile population could exist on the Courtyard Offices site. As no information has been provided to dispute this, a mitigation strategy to identify the high risk areas and actions required to minimise the risk of injuring or killing reptiles during construction is necessary and can be controlled by condition (12).

Sustainability:

30. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. It is considered that sufficient internal and external storage could be provided to accommodate this. Additionally, potable water targets are referred to in Policy CC04 and therefore this can be controlled by condition (23).

Community Infrastructure Levy, Affordable Housing and SPA:

31. **Community Infrastructure Levy:** As the proposal is for the construction of new dwellings, it would be a CIL liable development. As this is an outline application, a CIL liability notice would not be issued until the approval of the last outstanding reserved matter. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space. As a result, the CIL charge for this development would be approximately £330,004.10. It is noted however that the scheme would likely include some affordable housing and therefore an exemption for part of the CIL charge could potentially be applied for.

32. **Affordable Housing:** The proposal meets the threshold for the provision of affordable housing as per Policy CP5 of the Core Strategy. This would be 30% or 6.3 units, but it has been agreed that 7 of the 2 bed flats could be provided as affordable. As such, a legal agreement is being drafted to agree this. Subject to this, the provision of affordable housing is considered to be acceptable.

33. **Special Protection Area:** The proposal does not meet the threshold for mitigation against the SPA. As such, a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

Archaeology:

34. Due to potential archaeological remains in the area, the Council's archaeological consultant has recommended a condition (9) be placed requiring the approval of a written scheme of investigation prior to development occurring on site.

Employment Skills:

35. Policy TB12 of the MDD states that any major application *“must be accompanied by an Employment and Skills Plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or within the applicants industry”*. This is to encourage the use of local labour for proposals and as such, it is considered a condition (11) requiring details of this to be submitted and approved in writing prior to development would be appropriate.

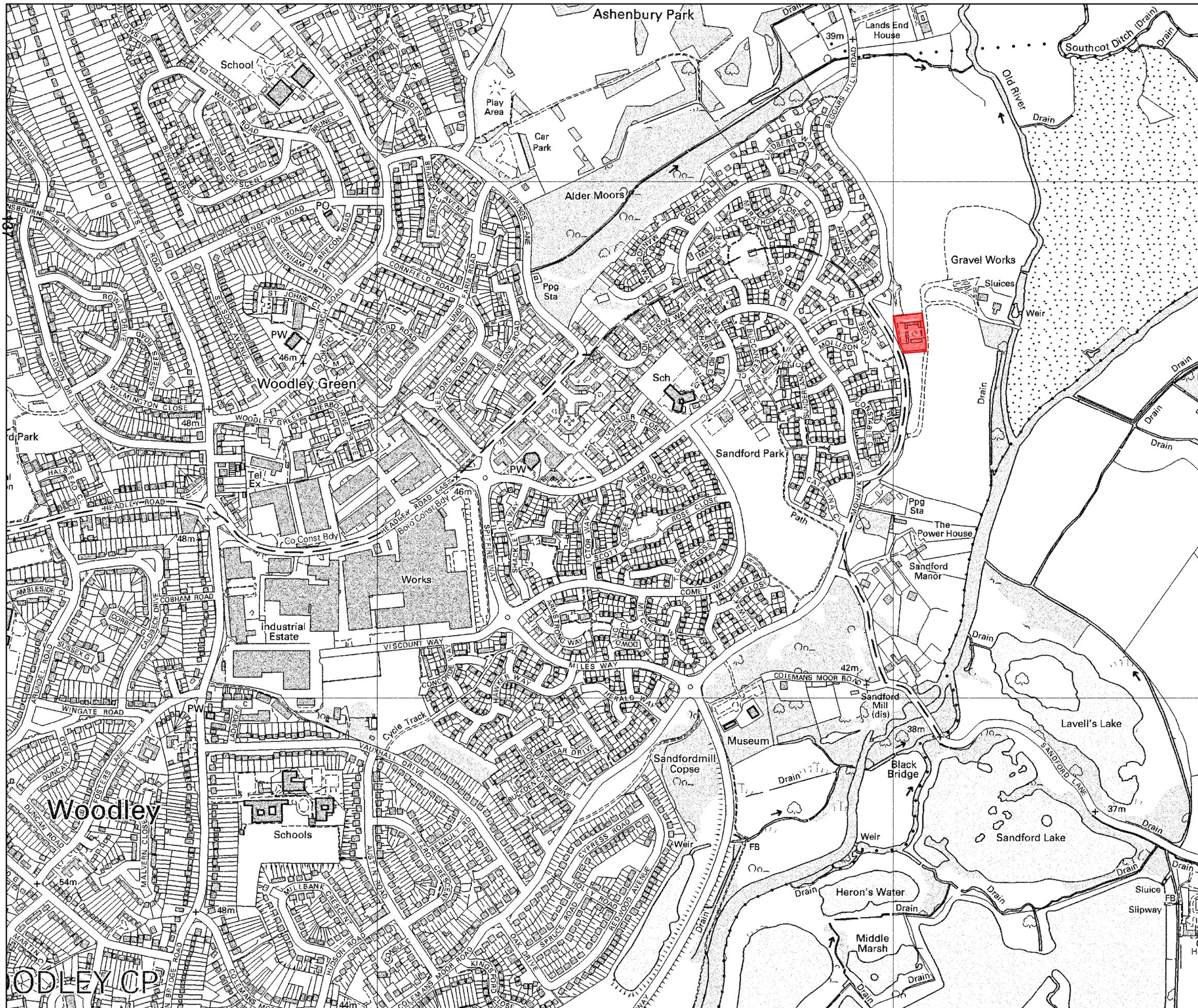
CONCLUSION

The application is considered to be acceptable principle as the loss of the offices is not considered to have a harmful impact to the extent it would warrant refusing the application. The change of use to residential would be in keeping with the surrounding area. The application is outline with all matters reserved however it has been demonstrated that up to 21 residential units could be accommodated on the site. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

Legend
 Site Boundary



Project
**Sandford Farm
 Woodley**
 Drawing Title
Location Plan



Date	Scale	Drawn by	Check by
04.04.14	1:5,000@A2	JW	AD
Project No	Drawing No	Revision	
22549	RG-M-04	-	



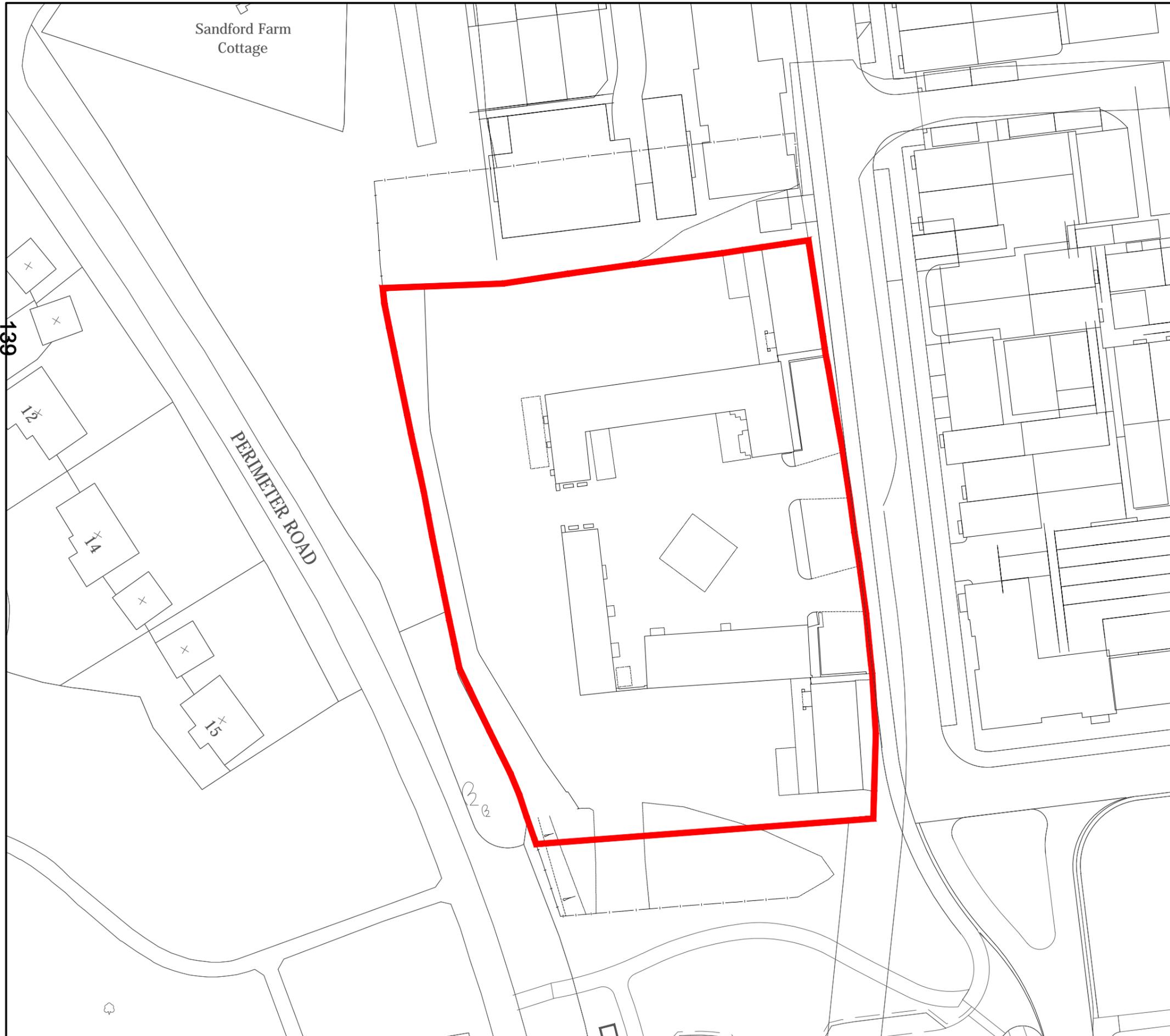
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Revision	Date	Drn	Ckd
B	30.06.14	NO	AD

plan scan & CAD layout included

 Site Boundary

Project
Sandford Farm
Woodley
 Drawing Title
Site Boundary Plan



Date	Scale	Drawn by	Check by
14.05.14	1:500@A3	NO	AD
Project No	Drawing No	Revision	
22549	RG-M-02	B	



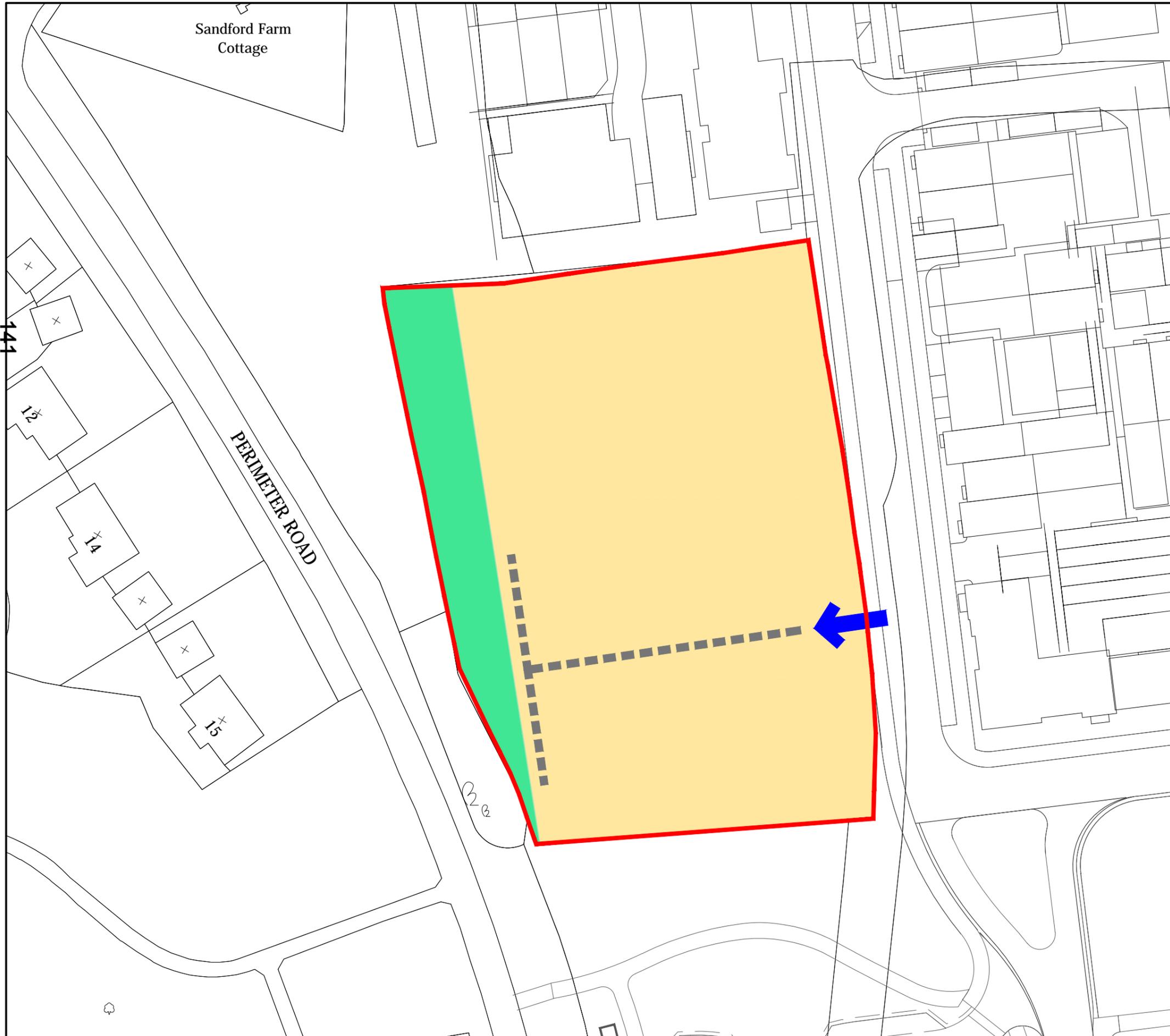
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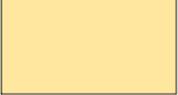
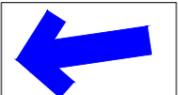


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Revision	Date	Drn	Ckd
-	-	-	-

-  Site Boundary
-  Residential
-  Open Space
-  Indicative Side
-  Site Access

Project
**Sandford Farm
 Woodley**
 Drawing Title
Application Masterplan



Date 28.05.14	Scale 1:500@A3	Drawn by JW	Check by AD
Project No 22549	Drawing No RG-M-10	Revision A	



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 Environmental & Sustainability Assessment • Graphic Design

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Woodley Town Council

Clare Lawrence - Team Leader Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire

Deborah Mander - Town Clerk
The Oakwood Centre
Headley Road
Woodley
Berkshire
RG5 4JZ

Telephone 0118 9690356
Fax

Case Officer : Graham Vaughan

Date 19/08/2015

Application No :150595

Type : Outline

Status : 0 New Application

Date Received : 28/07/2015

Applicant : Harry A Coff Ltd
c/o agent

Agent/Architect : Mr Michael Knott
Barton Willmore LLP
The Blade
Abbey Square
Reading, RG1 3BE

Location : Courtyard Offices Sandford Far
Mohawk Way
Woodley
RG0 000

Parish :
N.G.R. :
Road Class :

Proposal : Outline application for the demolition of existing buildings and construction of up to 21 dwellings with associated open space and new vehicular access.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 150595 and observations thereon are as follows :

No objections.

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Agenda Item 56.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152065	13	Shinfield	Shinfield South	Major

Applicant John Adams
Location 250 South Oak Way Shinfield Wokingham **Postcode** RG2 6UG

Proposal Full planning application for the proposed erection of 2 no. single storey extensions and modifications to the fascia and entrance of site, new pavilion structure and deck, updated cladding for gym and nursery, taxi drop-off point and associated improvements to the public realm.

Type
PS Category 2
Officer Mark Croucher

FOR CONSIDERATION BY Planning Committee on 14th October 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

This planning application is to be decided by the planning committee because the site area is over 1 hectare in size and therefore constitutes major development. The proposed development comprises a series of modest changes and additions to the Lime Square section of the Green Park business area. The application proposes the erection of a small modular building to be used for general leisure use (D2); two entrance porches to the existing office building, known as '250 South Oak Way'; additional cladding; a new outdoor terrace area to the Zest restaurant; and landscape alterations which includes new paving, changes to the soft landscaping and a new taxi drop off point.

The proposed development will modernise and update the existing buildings and landscaping and will have a positive impact on the visual amenity of Green Park. The additional building to the south of the site will blend into the existing development and landscaping across the site. The proposed outdoor decking areas and renewal of landscaping will improve the vibrancy and vitality of the area. There have been no objections from the parish council or consultees subject to the recommended conditions. The proposal is accordingly recommended for approval subject to conditions.

PLANNING STATUS

- Major Development Location
- Core Employment Area
- Flood Zone 2

RECOMMENDATION

APPROVAL, subject to the following 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).

2. This permission is in respect of the submitted application plans and drawings numbered 10.101 P1, 10.201 P1, 10.251 P1, 10.272 P1, 10.274 P1, 20.102 P1, 20.202 P1, 20.251. P1, 20.272 P1, 20.274 P1 and 20.276 P1 and the Design and Access Statement Rev B dated 03.06.2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme as part of a Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. No development shall commence until a detailed investigation, to determine the present and likely future impact of landfill gas on the site, has been submitted to and approved in writing by the local planning authority. The method and extent of this investigation shall be agreed with the local planning authority prior to commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to prevent ingress of landfill gas to inhabited spaces and outdoor areas, including provision for future monitoring, shall be submitted to and approved in writing by the planning authority, before the development commences. The development shall proceed in accordance with the measures approved.

Reason: To protect occupiers of buildings that are close to the site from the risks associated with landfill gas.

6. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping,

which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

7. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

8. The modular building hereby approved shall only be used for purposes falling within a D2 (assembly and leisure) use class unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the use is compatible with surrounding area.

9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives:

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

PLANNING HISTORY

F/2013/2113 - Proposed change of use to extend permissible uses from Class Use A1/A3 (shops and restaurants) to additionally include Class Use A2 (financial and professional services), plus the erection of two new external doors to facilitate access to the unit. Approved 09/12/2013.

RM/2005/6195 - Application for reserved matters on outline approval 96/64081/O for the erection of 4373 square metres of open B1 (business use) space including grade & decked car parking related servicing and landscaping. Approved 27/01/2006.

RM/2001/4009 - Reserved matters on approval 96/64081/O for the erection of a pavilion building for A1, A3 and B1 use. Approved 05/07/2001.

RM/2000/0628 - Application for reserved matters on consent 96/64081/O for the approval of design & external appearance of creche plus means of access and landscaping. Approved 19/07/2000.

RM/2000/0339 - Application for reserved matters on approval 96/64081/O for the proposed erection of a building for B1A office building. Approved 26/07/2000.

RM/1999/70377 - Reserved Matters on Consent 96/64081/O For The Siting Of A Creche. Approved 18/10/1999.

RM/1999/69839 - Reserved Matters on Consent 96/64081/O

For The Approval Of Means Of Access. Approved 18/08/1998.

RM/1998/67492 - Application For Reserved Matters on Approval 96/64081/O Relating To Access Road And Landscaping. Approved 18/08/1998.

96/64081 – Outline planning permission for redevelopment of the site. Approved.

SUMMARY INFORMATION

For Commercial

Site Area	1.10 hectares
Previous land use(s) and floorspace(s)	Mixed use: Office (B1a), restaurant (A3), Nursery (D1), Shop (A1), gym (D1).
Proposed floorspace of each use(s)	60.5 Square metres of additional office space (B1a) and 75.7 square metres for a new assembly and leisure building (D2).
Change in floorspace (+/-)	Increase of 136.2 square metres.
Number of jobs created/lost	None specified.
Proposed parking spaces	0

CONSULTATION RESPONSES

Shinfield Parish Council – No comment.

Environmental Health – No objection subject to condition 5.

Highways – Recommend approval with no conditions.

Environment Agency – The development should follow the Flood Risk Standing Advice.

Landscape and Trees – Recommend approval subject to conditions 6, 7 and 9.

REPRESENTATIONS

No letters of objection

APPLICANTS POINTS

- There will be no significant environmental impacts given the limited scale of the development.

- The application complies with the relevant development plan policies.
- The development is part of a wider plan to improve Green Park and bring existing buildings up to modern standards.

PLANNING POLICY

NPPF	Chapter 1 Building strong & competitive economies Chapter 2 Ensuring the vitality of town centres Chapter 4 Promoting sustainable transport Chapter 7 Requiring good design Chapter 10 Meeting the challenge of climate change, flooding and coastal change Chapter 11 Conserving and enhancing the natural environment
Core Strategy	CP1 Sustainable Development CP3 General Principles for Development CP6 Managing travel demand CP7 Biodiversity CP9 Scale and location of development proposals CP15 Employment Development
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC04 Sustainable Design and Construction CC06 Noise CC07 Parking CC09 Development and Flood Risk (from all sources) CC10 Sustainable Drainage TB11 Core Employment Areas TB21 Landscape Character

PLANNING ISSUES

Principle of development

1. The application site is in a major development location in a defined settlement boundary. The proposal comprises of a series of modest works to a well-established business park and it is considered that the scale and type of development proposed is acceptable in such areas.
2. The site forms part of Green Park which is a Core Employment Area. Policy CP15 of the Core Strategy states '*development for business, industry or warehousing will be permitted, including the expansion or intensification of existing employment uses provided it is within one of the following Core Employment Areas*'. The proposed development would promote the expansion, modernisation and intensification, albeit marginally, of the existing employment uses provided and will comply with policy CP11 of the Core Strategy. The proposed development is considered to be acceptable in principle.

Design and impact on character and appearance of the area

3. Policy CS1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'*.
4. Green Park is a modern mixed use development that comprises of commercial and leisure development. Green Park is best described as a business campus where the employment buildings benefit from a range of amenities. The application site comprises of a large office building, gymnasium, nursery, restaurants, shop, a pond and areas of well-maintained hard and soft landscaping.
5. The proposed development will involve the erection of a new timber clad modular building with an outdoor decking area located to the south of the existing Zest restaurant. The building will have a minimalist appearance with a flat roof. It will be partially screened to the north and south by existing landscaping and buildings. The west elevation will be articulated by large banks of glazing which will open onto a small outdoor terrace overlooking the existing pond. Whilst the design of the building is relatively simple, it is considered to have an acceptable appearance and will blend satisfactorily into the Green Park site due to its small size and positing in-between existing features.
6. The proposed development will involve two separate extensions to the office building '250 South Oak Way' to create a large entrance lobby. The design and form of the extensions will match the strong geometric plains of the existing building. The revised entrances will result in a more legible building form. Both entrance canopies will be finished in bronze cladding which will highlight the entry point to an otherwise silver/grey clad building. The ground floor of the east elevation will also incorporate matching bronze cladding. It is considered that the alterations and extensions to the 250 South Oak Way will result in a satisfactory appearance and will enhance the public realm and legibility of the building.
7. An outdoor terrace area is proposed to the existing Zest restaurant building that will overlook the pond to the west. It is considered that this will bring activity and vibrancy to the outside space and will have a positive impact on the public realm.
8. Various landscape works are proposed across the site and this includes the removal of some trees to the east and west of the office building '250 South Oak Way'. A row of multi stemmed trees currently line a courtyard designed into the office building. The trees disproportionately dominate the space which has resulted in a dark underused alley. The application proposes the removal of the small scale trees and their replacement with low level planting. The trees have limited visual amenity value as they are wholly screened to the north, east and south. The Tree and Landscape Officer has considered this and raises no objection subject to appropriate planting secured by condition 6. The removal of this landscaping will also create a more legible and obvious entrance to the office building.
9. Three beech trees will be removed from the Lime Square area of the site. The

trees are well pruned and have a uniform rectangular shaped canopy. Given the large number of trees that will be retained in the square, the removal of three trees will have no impact on the overall character and appearance of the area.

10. There are other minor alterations to the existing buildings which include cladding and rendering the walls on the existing gym and nurse building. It is considered that these works will improve the visual amenity of the locality as they will remove some of the unattractive breezeblock and air conditioning units from public view.
11. The hard landscaping at Lime Square will be updated with new granite blockwork and pop up bollards. It is considered that this will improve the appearance of the square and will create more legible pedestrian walkways around the site. A new taxi drop off point will be located on the western flank of the site which will have a neutral impact on the character and appearance of the area.
12. The design and appearance of the proposed development is considered to be acceptable and it will improve the visual amenity of the locality.

Impact on Neighbours

13. There are no residential dwellings in close proximity to the site. Due to the small scale of the development and the uses proposed, there will be no detrimental impact to the amenity of the users of the commercial and leisure buildings in the locality.

Highways and parking

14. The proposed extensions provide an improved entrance/link for '250 South Oak Way'. It is considered that this will have no associated impact on traffic, access or parking.
15. The proposed modular building will be minor in scale and due to its size, it is unlikely that this will result in any significant traffic impact and as South Oak Way is private, it will have no impact on the public highway. Access and servicing arrangements will also continue as per the existing facilities. The proposed taxi point has no impact on the public highway.
16. The Highway Engineer has considered the proposed development and raises no objection.

Environmental Health

17. The development is adjacent to a landfill within Reading Borough known as Smallmead Tip. The landfill is approximately 23 hectares in size and is believed to have been filled with mixed waste between 1972 and 1981. According to the LPA's records, elevated concentrations of methane and carbon dioxide have been recorded on neighbouring sites indicating that hazardous ground gases are migrating south from Smallmead Tip. The development may therefore be affected by migrating and toxic flammable gases from the landfill. A landfill gas risk assessment (condition 5) is therefore required to determine if gas protection

is required for the proposed extension and structures and if so, what level of protection is required. The Environmental Health Team raises no objection subject to condition 5.

Sustainability

18. Policy CC04 of the MDD Local Plan states *'all new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least:*

a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national Equivalent.

b) Meet or exceed statutory requirements for water resource management.'

19. Neither the proposed modular building or extensions to '250 South Oak Way' are individually over 100 square metres and therefore it is not considered necessary to meet the mandatory BREEAM standard.

20. Green Park is within a sustainable location in a defined settlement boundary and has good transport links. There are areas for cycle parking, including a pay-as-you-go cycle hire facility. There are electric vehicle charging points to the north of the site. The proposal is considered to be in a sustainable location and the existing infrastructure will ensure a sustainable form of development.

Drainage and Flooding

21. The application site is in Flood Zone 2 where there is a medium risk of fluvial flooding. There are areas with a medium to low risk of surface water flooding within the application site. The uses currently on the site and the proposed development are considered as 'less vulnerable' and the NPPF technical guidance advises that less vulnerable uses are compatible in Flood Zone 2. The total footprint of the additional buildings would be less than 250 square metres and is therefore considered 'minor development' in flood risk terms.

22. The proposed extensions to '250 South Oak Way' will have the same ground floor level of the existing building. The proposed modular building will have the same ground floor level as the existing buildings on the site. Given the limited size of the development, there will not be any substantial additional water runoff. It is considered that the proposed development will have an acceptable impact with regard to surface water and drainage and the proposed development is appropriate in Flood Zone 2, subject to condition 4.

Biodiversity and Ecology

23. The development will be located on previously developed land. The site is within a built up urban area and there are no ecologically sensitive areas close to the site. The removal of soft-landing will not have a detrimental impact on the biodiversity and ecology in the area.

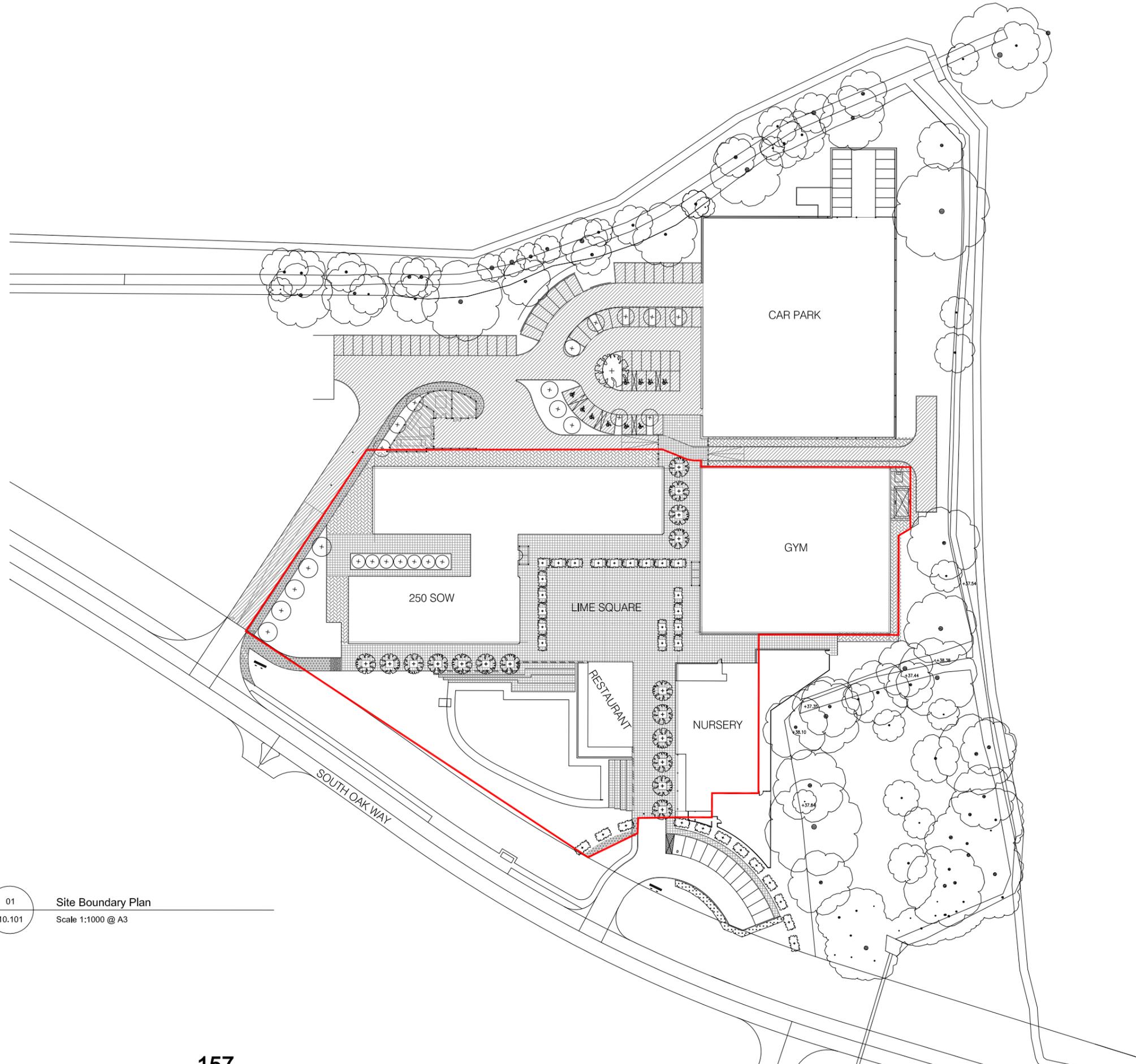
4.0 CONCLUSION

The principle of the proposed development is considered acceptable in a major development location within one of the Core Employment Areas. The design and appearance of the development will enhance the visual amenity of the locality. The proposal will have an acceptable impact on the amenity of the users of the nearby buildings and is compatible and appropriate within the mixed use development of Green Park. The proposal would have no adverse impact on highway safety and will be served by adequate levels of parking. It will have an acceptable impact with regard to environmental health, flooding and drainage and biodiversity. The proposed development is considered to be acceptable and is accordingly recommended for approval subject to the recommended conditions.

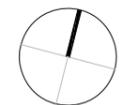
CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

Site Extent



01 Site Boundary Plan
10.101 Scale 1:1000 @ A3



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	JH	03.06.15

Client
Oxford Properties

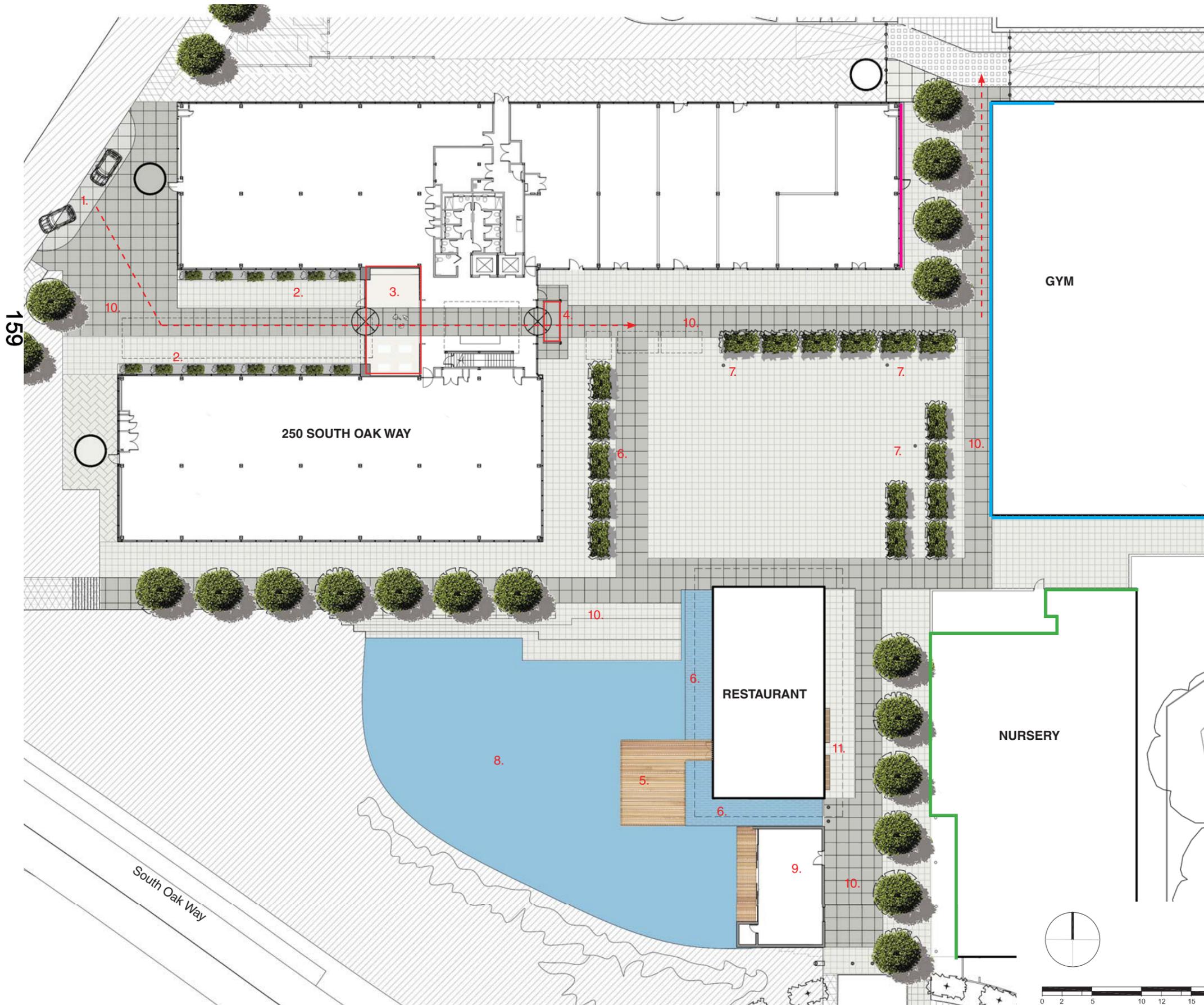
Project
250 South Oak Way/ Lime Sq Green Park

Title
Site Boundary Plan

Project No.	Drawing No.	Rev.
1418	10.101	P1
Scale	1:500 @ A1	1:1000 @ A3
Drawn	Checked	Date
DV	JH	23.03.15

Do not scale from this drawing. The Contractor is to take and check all dimensions on site before work commences. Discrepancies must be reported to the Architect. Subcontractors must verify all dimensions on site before making a shop drawing or commencing manufacturing. This drawing is copyright. ©

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KEY AIMS:

- To improve pedestrian routes throughout the site
- Add vibrancy to 250 SOW front entrance
- Increase use of 250 SOW rear entrance
- Improving the materiality and textures to Lime Square and its peripheral buildings
- Extend reception area to create breakout space
- To provide external seating overlooking the pond
- Addition of a new pavilion providing flexible space for a range of events

KEY:

1. New taxi drop off point
2. Low level planting
3. One storey rear entrance extension with bronze shingle cladding and coloured aggregate roof
4. Front canopy entrance with bronze shingle cladding
5. Western Red Cedar deck with slatted balustrade
6. Existing raised water feature
7. Pop up bollards with integrated power
8. Existing pond
9. Proprietary modular pavilion with integral timber deck and corian slatted balustrade
10. New feature granite paving square format multiple of existing tiles
11. Stained timber cladding to AC units

- - - -> Improved pedestrian routes

Cladding to existing buildings:

- Extent of bronze cladding to east elevation
- Extent of white render to blockwork walls
- Extent of western red cedar timber shingle cladding

1:400 Site Plan

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Agenda Item 57.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed By
150093	PPA	Wokingham	Emmbrook	Major

Applicant	Bovis Homes Thames Valley Region (C/O Savilles)
Location	Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham
Proposal	Reserved Matters application pursuant to Outline planning consent number O/2014/2242 for the erection of 100 dwellings, associated amenity space, garaging and parking, internal roads, pathways, sustainable urban drainage with pond and associated landscaping (accessed from approved access on Matthewsgreen Road).
Type	Reserved Matters for major application
PS Category	1
Officer	Connor Corrigan

FOR CONSIDERATION BY Planning Committee on 14th October 2015
REPORT PREPARED BY Head of Development Management

SUMMARY

- 1) The application is a reserved matters application by Bovis Homes comprising 100 units which represents the first phase of development at the Matthewsgreen development site. The site is situated to the north of Wokingham. The application site is located about 2km to the north west of Wokingham on land to the north of Matthewsgreen Road, west of Twyford Road and east of Toutley Road. The site was allocated for development comprising 810 units, primary school and neighbourhood centre within the Council's adopted Core Strategy and Supplementary Planning Documents. It forms the main development site within the North Wokingham Strategic Development Location, as identified within the Core Strategy.
- 2) Outline planning approval was given for the phased development of 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 works and areas of open space and drainage / attenuation in March 2015 (application ref: O/2014/2242). As part of this approval accesses from Twyford Road, Matthewsgreen Road and Toutley Road were approved.
- 3) The site topography varies with the majority of the site sloping to the north, away from Matthewsgreen Road towards the Ashridge watercourse. However the land on this part of the site or phase 1 slopes to the south western corner next to Matthewsgreen Road. For this reason, this part of the site has been taken forward first. The Northern Distributor Road, a key section of which will be provided by this development, dissects the site and will run to the north of the phase 1 site. The NDR will form the main access for traffic from this parcel when constructed. Work on this will commence now that the Council has selected the alignment of the NDR in this area.
- 4) Concerns were originally raised over the residential accesses proposed onto Matthewsgreen Road and Toutley Road, however careful consideration was given to these accesses given public concerns over traffic and safety and following extensive traffic modelling, it was considered that the existing roads have sufficient capacity to accommodate the proposed accesses. The developer will also be undertaking off-site highway improvements works on Old Forest Road, Toutley Road and Matthewsgreen Road to improve capacity and safety, as secured by the Outline consent.
- 5) A Suitable Alternative Natural Greenspace (SANG) / open space will be provided on land to the northwest. Works for laying out of the SANG / open space and improvements

to the links from the development site to the SANG comprising improved footpaths and bridges within the Emmbrook Vale park and two new pedestrian crossings along Old Forest Road and Toutley Road have commenced. This has already been approved.

- 6) This application is the reserved matters associated with the phase 1 scheme and comprises details of appearance, landscaping and scale which are to be considered. Conditions applications have also been submitted in parallel to the reserved matters which determine the details of the scheme.
- 7) Concerns have been raised with respect to the routing of construction traffic to the site however this issue will be considered as part of the conditions applications and is not relevant to this application. Any decision on this will not impact construction traffic.
- 8) It is considered that following some amendments to the scheme, notably a reduction in bulk of the flat block and changes to some elevations, the submitted proposals are in accordance with the parameters set out under the outline consent and the Council's adopted policies and guidance in terms of its scale, design and appearance and provides appropriate levels of parking and amenity for future occupiers of the development. For these reasons, the scheme is recommended for approval.

PLANNING STATUS

- Within North Wokingham Strategic Development Area
- 7KM Thames Basin Heath SPA
- Archaeological Interest
- Flood Zones 1, 2 and 3 (mainly 1)
- Minerals Consultation Zone
- Contaminated Land Zone
- Ground Water Protection Zone
- Landfill Gas Protection Zone
- Minerals Consultation Zone

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242, which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. Approved plans – details to be submitted as part of members update (awaiting revised / updated plans)
3. Before the residential development is commenced (excluding access and ground works), samples and details of the materials to be used in the construction of the external surfaces of the buildings and footways / highways/ hard surfacing shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: NPPF, Core Strategy policy CP3 and Wokingham District Local Plan policy WBE4.

4. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6.

5. Prior to the occupation of the residential development details of secure and covered bicycle storage/ parking facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage / parking shall be implemented in accordance with such details as may be approved before occupation of the development, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF and Core Strategy policies CP1, CP3 & CP6.

6. Prior to commencement of development, revised details of the geometry of the road junction linking the site north to the NDR and suitable swept path tracking of refuse vehicles at this junction shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6.

7. Prior to occupation of the residential development, the temporary turning head on the site of Plot 41, as shown on drawing no. 5162.006A shall be constructed to WBC standards and retained free from any obstruction to such use until such time as an alternative route is available for large vehicles to manoeuvre/ egress this road.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6.

Informatives

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13 CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Development Plan Document (MDD Local Plan) February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

North Wokingham Strategic Development Location SPD adopted October 2011.

Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.

Sustainable Design and Construction SPD adopted 2010.

Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012.

Affordable Housing SPD adopted June 2011.

Supplementary Planning Documents:

Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

North Wokingham Strategic Development Location Supplementary Planning Document (October 2011)
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

National Planning Policy:

National Planning Policy Framework (27 March 2012)

Planning Policy Statement 25: Development and Flood Risk - Practice Guide (7 December 2009)

2. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

3. The applicant is informed that parking will need to be restricted along the main routes (Northern Distributor Road and bus route) and on turning heads.

4. The applicant is informed that some of the visibility splays cut across residential properties which will be outside of the highway authority's control. As such, future occupiers of the affected units needs to be made aware that the visibility splays will need to be maintained.

5. All the new dwellings should be built to 'Secured by Design' part 2 accreditation in the interests of the safety, crime prevention and amenity of future occupiers of the development. National sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.

6. Work on Highway

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

7. Mud on Road

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 Corporate Head of Environment on tel: 0118 974 6302.

8. Highway Adoption

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.

9. Highway Management

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.

10. Utilities

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 months 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.

11. Noise

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.

12. Employment and Skills plan should be provided in accordance with the Council's guidance. The applicant is advised to contact Angela Torr, Economic Sustainability Team, WBC.

PLANNING HISTORY

O/2014/2242; 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) (Approved March 2015).

150036; Application to discharge conditions pursuant to outline approval (application reference O/2014/2242 - 2/4/2015) for sub phase 1 of Matthewsgreen relating to Condition 3 (Sub-phasing Strategy), Condition 6 (Levels), Condition 12 (Design Statement), Condition 14 (Detailed Landscaping), Conditions 27 and 28 (Parking) and Condition 44 (Sustainable Development) (Under consideration).

F/2014/1216; Proposed change of use of land from agricultural to form Green Infrastructure incorporating informal Open Space with walkways and bridges across the Emmbrook. Pedestrian access to be formed from Old Forest Road (Approved 04/09/14).

Of relevance;

O/2013/2295; Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters reserved) (Approved 27/10/14).

O/2011/0699; Hybrid application, Phase 1 of the North Wokingham Strategic Development Location.

A) OUTLINE APPLICATION FOR:

The development of 274 dwellings, garages, driveways, car ports (total 557 parking spaces), internal roads, pathways, sub-stations, gas governor, the construction of a new access from Keephatch road and two new access points from Warren House road with associated amenity space, incorporating allotments (Matters for approval: Access and Layout).

B) FULLPLANNING PERMISSION FOR:

1) The laying out of an area of Public Open Space (informal) and a Suitable Alternative Natural Greenspace (SANG) on land west of Warren House Road (to serve the proposal phase 1 and future development at Kentwood Farm), including a car park (6 spaces), pathways, associated

landscaping and pathway features.

2) The construction of a 3.5 metre high landform (noise bund) and 2.5 metre fence for a distance of 405 metres on the west side of Warren House Road and 635 metres on the East side of Warren House Road, parallel with the A329(M).

3) The erection of a sewage pumping station with interim access from the present access from Warren House Road.

This application was consent at appeal (ref: APP/X0360/A/11/2157754);

O/2010/0943; Hybrid application on the site which was refused. Under this proposal, outline approval was sought for the development of 357 dwellings, garages and associated infrastructure and landscaping, with two new access from Keephatch Road and Warren House Road, the erection of a substation and gas governor and associated amenity space (matters for approval access and layout). (REFUSED)

C/2013/2500 – Kentwood Farm East (Phase 1)

Application for submission of details to comply with the following conditions of planning appeal decision O/2011/0699 (Partial Discharge):

4) Strategy for sub-phasing of development.

11b) Landscape, ecology and open space strategy (in relation to sub-phase 1).

13) Landscaping and external works (in relation to sub-phase 1).

20) Archaeology.

29) Section 38 / section 278 details including 3 proposed site access points.

Note Condition 11b is referred to as 11 under appeal (duplication error – 11 Affordable Housing provision)

C/2013/1161 – Kentwood Farm East (Phase 1)

Application for submission of details to comply with conditions; 4, 7, 8, 11b, 13 & 23 of appeal planning consent ref: O/2011/0699;

4) Strategy for the sub phasing of development.

7) Waste Management Strategy.

8) Detailed Design Code.

11b) Landscape, Ecology & Open Space.

13) Detailed scheme of landscaping.

23) Details of the measurements of the flows of watercourses.

RM/2013/1164 – Kentwood Farm East (Phase 1)

Reserved Matters application pursuant to Outline Planning Consent O/2011/0699 for the erection of 274 dwellings, garages, parking and carports (total 608 parking spaces) internal roads pathways substations gas governor the construction of a new access from Keephatch Road and two new access points from Warren House Road with associated amenity space incorporating allotments (appearance, landscaping and scale to be considered) (Approved at Committee 18th Sept).

VAR/2013/1162 – Kentwood Farm East (Phase 1)

Application for removal of conditions 11a (affordable housing) and 35 (road junctions) of appeal consent O/2011/0699 (amendment to S106 agreement includes these details) (Condition 11a – Approved / Condition 35 – no longer being proceeded with).

NMT/2013/1171 – Kentwood Farm East (Phase 1)

Application for non material amendment for minor alterations relating to condition 1 of planning consent O/2011/0699 (approved layout for siting of dwellings). (Approved)

VAR/2014/1846 – Kentwood Farm East (Phase 1)

Application to vary condition 35 of planning consent O/2011/0699 for the erection of 274 dwellings, garages, driveways and car ports. Condition 35 relates to off-site junctions, the variation proposes to delete this condition. (Approved)

O/2013/2295 – Kentwood Farm West (Phase 2)

Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters reserved). (Approved)

F/2012/2031 – Erection of 30 dwellings with associated access, landscaping and car parking on Land east of Buttercup. (Approved)

Land East of Buttercup Close (planning ref: F/2012/2035) for 65 Plough Lane (planning ref: F/2011/0182 / appeal ref: X0360/A/11/2152037/NWF) for proposed erection of two 4 bedroom detached dwellings with associated access, landscaping and parking.

Approved under planning ref: F/2013/2515 (30/05/14).

Scoping Opinion (ref: SO/2007/2997) was undertaken for 2500 dwellings, community centre, medical centre, retail centre, nursery and primary school. This set out that an environmental statement was required.

SUMMARY INFORMATION

Site Area	(Overall area approx. 34 ha)
Thames Basin Heath SPA	7km
Dwellings	100 (total site up to 760)
School	2.3 ha site
Public Open Space	Approx. 8.5 ha
Childrens Play	LEAP (800m ²) and NEAP (1600m ²) plus a contribution for off-site provision
Allotments	1.34ha - Off-site provision
Parking	Dependant on Housing Nos. but in accordance with parking standards

CONSULTATION RESPONSES

Berkshire

No comments

Archaeology:

Countryside Officer (Biodiversity) and Public Open Space:

No objection - submitted mitigation and LEMP as part of the conditions are acceptable.

Environmental Health:

No comments

Environment Agency:

No objection - The information provided is acceptable and overcomes the EA's previous concerns and therefore from the EA's point of view the reserved matters application can now be approved.

There is however a discrepancy in the peak discharge figures between the rate stated in the letter and the rate in Table 1 and the WinDes Greenfield Runoff Calculations. Provided the rates are restricted as per the developed discharge rates stated in Table 1 this will be acceptable.

Note no detailed drainage plans have been submitted giving pipe

	numbers, proposed swale mitigation, or that there will be no development within the 1 in 100 year plus 20% climate change flood extent. We anticipate that these details will be forthcoming within the information submitted to discharge the conditions relating to the outline permission and will be reviewed at that time.
Highways and Drainage:	Reserved Matters - reviewed impact of flooding and drainage on the proposed development, have found no issues with reserved matters proposals. Applicants need to discharge conditions before commencing.
Highways Agency:	No objection.
Network Rail:	No objection.
Historic England:	Application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Housing:	No comments.
Landscape and Trees:	Layout is acceptable on reserved matters proposals. Detailed landscaping will be assessed as part of conditions submission.
Land Use and Transport (Policy):	Principle of development accepted.
Natural England:	No objection – SANG provided to mitigate impacts on Thames Basin Heaths SPA; freehold of SANG should be transferred to WBC with commuted sum to cover management in perpetuity. NE would expect LPA to consider the possible impacts upon local sites and local landscape character; measures to enhance biodiversity of the site should be secured from the applicant.
Royal Berkshire Fire and Rescue Service:	Requirement for fire hydrants on the site.
Sport England:	No comments.
Thames Valley Police (RPS):	No comments.
Waste Services:	No comments.
Access Officer:	No comments.
Scottish and Southern Energy:	No comments.
Southern Gas Networks:	Due to presence of low/medium/intermediate pressure gas main in proximity to the site, no mechanical excavations to take place above or within 0.5m of low pressure system, 0.5m of medium pressure system and 3m of intermediate pressure system. Positions of mains should be confirmed using hand dug trial holes.
Reading Borough:	No comments.

Bracknell Forest Council: No comments.

Thames Water: No comments.

REPRESENTATIONS

Local Residents:

15 received objecting to the proposals, summarised as follows:-

- Concerns over flooding, scheme could make situation worse
- Buildings over 2.5 storeys; not in keeping with the area
- Construction traffic using local roads would result in congestion and highway safety issues
- Tree lined area along Matthewsgreen Road could be made wider
- General greenspace should be on Matthewsgreen/Toutley side
- Strain on local roads
- Loss of attractive open area: harmful to local wildlife
- Street elevations deceptive and misleading
- Should be rejected until construction of NDR has been completed
- Condition 3 of outline should be approved before reserved matters
- Further consultation for balancing pond and community orchard
- Affordable housing is clustered and could lead to anti-social issues
- Impact of cars parking on existing roads
- New crossing on Toutley Road will reduce existing street parking in the area
- Vehicular access across green-link pathway will result in rat running
- Not clear how public footpath will be protected during construction
- Toutley Rd and Matthewsgreen Rd are not wide enough for existing traffic
- There should be restrictions on timings of heavy traffic going to the site
- Plots 29-31 should be moved forward; plot 31 has change in roof design to that shown at consultation
- Impact upon existing sewage services
- Pollution monitoring for pond should be required
- Cycle paths should be on all roads

Note * - Principle of development has been established by outline consent ref: O/2014/2242, impact upon roads and services deemed to be acceptable subject to planning obligations where appropriate.

Emmbrook Residents Association – Concerned that (02/08/15);

- Condition 3 of the outline approval makes it clear that any reserved matters given in Condition 2a) cannot be submitted and approved before Condition 3 is submitted and approved. In this respect the applicant is in breach of condition 3 by not submitting a standalone reserved matters application to discharge this condition before submitting any further reserved matters application/s.
- Lack of 'street views' – before and after of Matthewsgreen Road and Emmbrook Road needed in order to make decision.
- Architecturally the proposal offers nothing innovative or interesting in the design of the dwellings.
- The proposed layout represents an inefficient use of land which has an impact on other aspects of the proposal such as the scale and mass of built form and hard landscaping and the provision of open space.
- The layout fails to conform to the North Wokingham Masterplan principle 4a requiring the location of the community hub in the south east corner of the site to "reinforce the objective of integrating new and existing communities".
- No effort has been made to "contribute to a sense of place in the buildings and spaces

themselves and in the way they integrate with their surroundings, especially existing dwellings, including the use of appropriate landscaping” as required by Core Strategy Policy CP3.

- Further detail and consultation on the design of the Balancing Pond area is required, including: visual presentation of the planting, impact of changes in water level, how wildlife would be attracted, potential for stepped access down to decked area at permanent level for use by school children for pond-dipping, seating around the pond, etc.
- All the affordable housing for the site has been grouped in one single cul-de-sac which has been intentionally isolated from the rest of the development.
- The ERA have serious concerns about the impact of cars parking on existing roads adjacent to the development.
- The new Toutley Road new crossing will mean that existing street parking will be significantly reduced in this area. Concerns were raised at the outline stage about what alternative plans were to be put in place to address this loss of on-street parking. No detail concerning these alternative plans has been forthcoming.
- We also have concerns about whether adequate modelling has been carried out on whether the crossing is far enough away from the Matthewsgreen junction to ensure the safe use of the crossing.
- There appears to be vehicular access across the green-link walkway at the end closest to the existing footpath. This will not be necessary when access is provided off the NDR, and indeed should not be permitted in order to minimise the opportunity for rat-runs and also to ensure the safety of those using the green-walkway.
- It should be noted that the total opposition of local residents to the developer’s current plans to use Toutley Road via Old Forest Road as the initial access point onto the site can be seen from the responses the developers got at their Phase 1 exhibition in June, as stated in the developer’s own Reserved Matters.
- It is noted that even if these two applications were to be approved in their current form, there are numerous other conditions that need discharging before construction can begin. The outstanding ones of most interest to local residents being conditions 9 and 33, requiring approval of the Construction Environmental Management Plan and the construction access(es) respectively.

Wokingham Town Council – Generally supportive of scheme however;

- Apartments and 3 storey town houses do not integrate or relate well to existing established residential development, neighbouring area is principally 2 storey;
- Plots 1-12 have no real design quality or private amenity space, will form an overbearing impact when viewed from Matthewsgreen Road;
- Concerns of flooding and balancing pond/becoming stagnant in dry weather – no indication of measures to protect children from risk of drowning;
- Lacking pedestrian footways – no provision for safe cycle routes – pedestrian crossing should be provided on Matthewsgreen Road;
- Plots facing Matthewsgreen should have a condition restricting development above eaves level;
- Concerns that parking standards are being met through unallocated parking.

Joel Park Residents Association – No response received.

The Wokingham Society – Object to the construction access road off Toutley Road and remain concerned by the accesses to the development off Matthewsgreen Road due to traffic impacts

Berkshire, Buckinghamshire & Oxford Wildlife Trust – Concerns have been addressed through the imposition of planning conditions within the permission granted for outline application O/2014/2242. Detail relating to all ecological planning conditions required;

8 – Lighting; 9 – Construction and Environmental Management Plan; 17 – Landscape

Management Plan; 19 – Ecological Surveys; 20 – Ecological Permeability, 21 – Reptiles; 22 – Hedgerows; 24 – Landscape and Ecological Management Plan and 62 – Access to SANG.

In absence of this information, not possible to provide appropriately considered comments.

PLANNING POLICY

National Planning Policy Framework

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13, CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Development Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

Appendix 2 (Car Parking Standards).

North Wokingham Strategic Development Location SPD adopted October 2011.

Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.

Affordable Housing SPD adopted June 2011.

Sustainable Design and Construction SPD adopted 2010

Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012

Affordable Housing SPD adopted June 2011.

PLANNING ISSUES

Principle of development

- 1) The principle of development has been established by outline planning permission ref: O/2014/2242; for up to 760 dwellings, primary school, neighbourhood centre, community facilities, Northern Distributor Road and associated works including open space. The application site is located within the North Wokingham Strategic Development Location (SDL) (Policy CP 20) and forms part of the 1500 houses allocated within North Wokingham. Therefore the broad principle of development at this location is acceptable and remains consistent with Core Strategy policy CP20.
- 2) The outline consent was subject to an Infrastructure Delivery Plan and s106 legal agreement, which secured the coordinated delivery of the infrastructure necessary to support the development. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services and on-site provision of a SANG, affordable housing, allotments and open space in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document (the Infrastructure SPD).
- 3) The details approved under the outline planning consent established parameters for the development including general site layout including location of the housing, open space, density and general heights of buildings. The local provision of Suitable Alternative Natural Greenspace (SANG) was secured under a different consent (ref: F/2014/1216)
- 4) The transport network was also established, this included the route of the Northern Distributor Road and other roads and paths within the development site, including paths within the SANG area. The approach was set out within the Design and Access Statement (DAS) and other supporting documents and plans.

Design, scale appearance and layout

- 5) Condition 12 of the Outline consent requires a Design Statement to accompany all applications for reserved matters. The Statement should explain how the proposals conform to the approved Design and Access Statement (DAS). In accordance with Condition 12 of the Outline application, a Design Statement has been submitted in support of this reserved matters application which sets out the approach being undertaken within this scheme. Appendix 1 of the Design Statement includes 'The Pattern Book' which was also submitted as an appendix to the approved design and access (DAS) submitted under the Outline consent.
- 6) Policies CP1, CP2 and CP3 and Appendix 7 of the Core Strategy and the NW SPD state that architectural design should be high quality and distinctive while considering the prevailing character of the area which should be maintained and enhanced. The submitted Design Statement accompanying this application seeks to demonstrate how the proposal accords with the above relevant guidance and how it responds to the Pattern Book contained within Appendix 1 of the approved Design and Access Statement.
- 7) In terms of the design approach, the proposed development would largely comprise traditional residential houses, consisting of detached, and semi-detached properties of 2 to 3 storeys in height. There would be a number of 3 storey semi-detached properties located on either side of the centrally located landscaped green link, and a further 8 located along the south eastern boundary of the site. There would be two other 3 storey buildings located within the development, one of which would comprise a block of flats forming part of the affordable housing provision, and a further block of flats for private provision. These would be located at the south west and north eastern ends of the landscaped linear park. The internal street layout within the development remains unaltered from the outline, comprising a central landscaped green link which would split the road network to discourage vehicular through routes. This approach is considered to reflect the local character and the general architectural vernacular of Wokingham and would be appropriate to the residential character of the proposed development. The ridge heights of the buildings would range from circa. 7.5m – 9.2m for the 2 storey buildings while the 3 storey dwellings and apartment blocks would range from between 10.5m for the 3 storey semi-detached dwellings to a maximum height of circa. 12m for the 3 storey apartment blocks.
- 8) A key aspect to achieving high quality development in any location is the use of materials and use of hard and soft landscaping incorporated within a development. In this respect, the materials proposed for the houses are considered consistent with the general character and appearance of Wokingham. The elevational treatments would mostly comprise stock brick elevations, however, combinations of multi-stock and render; multi-stock with tile hanging; red stock and render or red stock and tile hanging would also be used. It is considered that the various proposed elevational finishes would help to break up the overall colour and texture of the development and provide some variety to the general appearance within the development. The roof materials would range between tile and blue/black artificial slate which are considered acceptable. It is considered that the overall approach to the design and external finishes to the development scheme would be appropriate to the character and appearance of the development and surrounding area and would provide a successful and well designed scheme.
- 9) The two, three storey apartment blocks containing flats within the development would follow the same approach and would comprise the use of brick on the upper floors with white render on the ground floors. The flat blocks have been redesigned following comments from local residents and officers. The height of the flat block to

the southwestern corner has been reduced in bulk and scale facing onto the pond and Matthewsgreen Road. There have also been some elevational changes, balconies added and brick course bands added to help break up its scale and appearance. The other block containing flats within the development would be two storeys in height. All three blocks housing the apartments would also have balconies to afford some of the residents some private amenity space in addition to the communal amenity spaces. It is considered that the use of balconies also benefits the scheme in that they provide more interesting elevational treatments to these buildings and help break up their scale and mass, thereby improving the appearance of the buildings.

- 10) It is noted that the location of the flat block to the southwest has been raised as an issue by some residents and local residents association, stating this area should contain more traditional two storey housing to reflect the existing area. Likewise for the two and half storey dwellings. Officers did seek for the flat block in this corner to be relocated to the area of the neighbourhood centre and school however the developers have advised they are unwilling to revise their layout. This would not be a sufficient reason to warrant refusal on the application on this basis and moreover larger dwellings and flat blocks are commonly found in more suburban locations across the south east and UK given the pressures on housing. Although it is acknowledged that the existing area comprises principally two storey housing. It is considered that the design changes to this flat block help reduce its visual bulk and scale and given the majority of the site comprises principally housing of traditional scale, the current proposals are on balance acceptable.
- 11) An important aspiration of the SDL's is to achieve good design which reflects the existing styles and characters but does not simply replicate and copy the traditional design. In this case, the overall design approach, that is the massing, scale and appearance, is considered to be successful, and would reflect the character of Wokingham whilst establishing its own character within North Wokingham, providing a high quality scheme within NW SDL.
- 12) The use of appropriate materials (ie. bricks / render, tiles / slate, windows, soffits etc) is key to the successful delivery of the appearance of any development, and it is essential to ensure that the materials used are of high quality in appearance and would weather well. Given this represents phase 1 of the wider development, ensuring good materials are used is all the more important. The broad pallet of materials proposed (where brick / render or tile hanging is used and in what combination) is considered to be appropriate for this development, however, samples of the materials will be required to be submitted by condition to ensure they are of an acceptable quality. The Council has advised developers that the use of cladding should be avoided.

Landscaping, Ecology and SANG

- 13) In accordance with Condition 2 of the outline, the applicant has submitted landscaping details with this application. It should however be noted that landscaping detail is being considered and dealt with in more detail under conditions application (ref: 150036) in accordance with condition 14 of the outline consent.
- 14) It is considered that landscaping is key to the delivery of a successful scheme. The location of street furniture, boundary treatments, hard landscape materials and soft landscape planting are reflected in the concepts set out within the Design Statement and other landscaping details submitted with this application with the details of these being considered via the conditions application.
- 15) The landscaping proposed would represent a mixture of native species throughout

the development with a variety of planting types. There would be three significant areas of landscaping within this development parcel which would contribute towards the overall setting of the development, whilst providing residential amenities for the future residents. At the south western corner of the development, a balancing pond would be located in the centre of an open greenspace. The pond would form part of the surface water attenuation drainage scheme. It is proposed that this area would be laid out as an area of meadow grassland set within the existing boundary hedgerows. A pedestrian path would be located around the pond, linking the area with the Emmbrook Open Space corridor to the west as well as the bus stop and local amenities to the south. The pond would provide the focus of the open space with its margins being planted with wetland plant and grass species. The intention is for the pond to retain water all times.

- 16) A further landscaped open space would be linked to the pond area to the north east to form a tree lined linear park. A footpath would run through the centre of the park to link the pond open space with the centre of the site and towards the school and local centre (which do not form part of this reserved matters, but were approved within the outline application). It is proposed that this area would comprise a group of lime trees leading to a group of flowering cherry trees to form a vista along the park. There would be a number of seating areas located along the park, together with a natural play area for younger children at the southern end.
- 17) The third large landscaped area would be located within the south east corner of the site, in the form of a community orchard. This would comprise an area of meadow grassland and trees running parallel with the public right of way and crossed with pedestrian paths from Matthewsgreen Road. The community orchard would be planted within the central part of this area.
- 18) Across the rest of the development, the landscaping proposals include the retention of the existing hedgerow which runs along the Matthewsgreen Road frontage, with new sections of native species hedgerows being planted. A number of oak trees are also proposed to be planted along Matthewsgreen Road. The landscaping proposed for the immediate setting of the housing would comprise sections of hedge or blocks of shrubs within front gardens to run parallel with the highway/footway, thus creating a sense of enclosure and creating a green corridor along the access roads. A number of trees are proposed to be planted within larger front gardens at intervals along the access roads and within the parking courtyards. This approach is considered acceptable as it is important in terms of not only breaking down the hard landscaped appearance of the roads but also in creating a pleasant residential environment for future and existing residents. It is considered that the overall landscaping proposals will ensure an appropriate setting for the development both visually, but also in terms of the residential amenities of future occupiers.
- 19) Given the sites location within 7km of the Thames Health Basin Special Protection Area (SPA), there is a requirement to provide SANG as part of any residential development to mitigate its impacts upon the SPA. The proposed SANG associated with this development has already been approved under planning application ref: F/2014/1216. This is located off-site on land to the northwest of this site. The SANG site provides sufficient SANG and open space to provide adequate mitigation for the new residential development on the SPA. The SANG will need to be transferred to the Council with a maintenance contribution which was secured as part of the s106 associated with the outline consent. The laying out of the SANG and works are required before any occupation.
- 20) The SANG comprises informal open space comprising mainly open grass areas, planting, ponds and Emmbrook river (which will form a wetland) and a network of informal public footpaths including two new bridges to form a circular walk. The

SANG area is intended to provide a local a natural landscape which promotes ecology and will prevent people travelling to the SPA.

- 21) No parking is required for this SANG given the proximity of the development site, however improvements to the paths linking the SANG site to the development site are required (Emmbrook Vale park and pedestrian crossings on Toutley Road and Old Forest Road).
- 22) In relation to ecology on the site, Core Strategy Policy CP7, carried forward by MDD DPD Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
- 23) The Council's landscaping and ecology officers have reviewed the proposals and are generally satisfied with the overall landscape proposals and approach being undertaken for the site, that is, the proposed layout can accommodate landscaping. As such the proposed areas for landscaping, open space and biodiversity promotion are considered to be acceptable as part of the reserved matters submission.
- 24) As advised above the detailed landscaping is being considered as part of conditions application ref. 150036, which is being considered separate to this submission.

Density of development and housing mix

- 25) The Council under policies CP5, Wokingham District Local Plan Policy saved Policy WH1, MDD DPD Policy TB05 and the North Wokingham SPD seek a mix and balance of densities, dwelling types and sizes in all new developments.
- 26) The outline application established an approximate density of 30 dwellings per hectare (dph) across the site as a whole. This density is similar across adjacent residential areas and is in accordance with that set out within the adopted Core Strategy and SPD's.
- 27) There would be a range of dwelling types and sizes, proposing an overall mix of dwellings broadly in line with the target mix set out in the Wokingham District Local Plan. As advised the majority of the properties proposed would be houses with three larger blocks housing apartments. The development would provide a mixture of house types, detached, and semi-detached as well as a mixture of flats. The housing mix is considered appropriate and the different dwelling types help to create different areas of character within the development and reflect the residential nature of the development whilst providing variety to the appearance and character of the development.
- 28) With respect to affordable housing provision on the site, the outline application for the whole of the SDL included 35% affordable provision, comprising 22% provision on site and a commuted sum towards off-site provision. The affordable homes to be provided on the site would be located on the western side of the development site and comprise a mixture of units, (5x 2bed houses; 3x 3bed houses 6x 1bed flats and 10x 2bed flats). The flats would be provided within two separate apartment blocks. There are no objections to the level or quality of the affordable housing being provided and the units accord with the Council's standards as advised elsewhere in the report.
- 29) As advised, concerns were raised about the affordable housing being located in a cluster adjacent to Toutley Road. However, affordable housing providers do not want the units they manage to be spread across a site. As such the Council is limited in

what it can do in this instance. In any case the area is linked to the rest of the site with the main open space areas located throughout the site and access to the town and shops / school being through the main site. This means they are not segregated. Also the design of this housing is similar in appearance to the market housing to ensure they are tenure blind.

Residential amenity and layout

- 30) The NPPF, Core Strategy policies CP2 and CP3 and NW SPD seeks to ensure that all new development should be high quality in design and does not cause detriment to the amenities of adjoining land users or their quality of life. The Council within its adopted Residential Design Standards reinforces this and sets out the minimum standards it expects new developments to accord with in terms of garden sizes, separation distances and internal floorspace standards.
- 31) In terms of amenity areas, the proposed houses all include private rear garden areas while the flats have communal amenity space associated with them. There would also be the three main areas of open space within the site, and as advised above, these would comprise the pond area and associated open space, the tree lined linear park, as well as the community orchard open space area. All of these spaces would be readily accessed by future residents and therefore providing good levels of public accessible open space on the site. These areas, together with linkages with the SANG / open space areas are considered to be of good quality. There would also be an area of natural informal play located at the southern end of the linear park. For these reasons the approach to amenity and open space is considered acceptable.
- 32) The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the majority of the development complies with the Design Guidance. Likewise the guide sets out the standard for private gardens and recommends that gardens should be minimum 11m in depth, roughly rectangular in shape, receive direct sunlight for some of the day, be capable of accommodating activities such as sitting, play, clothes drying and provide a secure external access to provide access to outside storage include cycle stores. Again the proposed dwellings gardens are broadly in compliance with the Borough Design Guide's criteria for gardens and as such it is considered that the future occupiers would be afforded sufficient levels of privacy and amenity.
- 33) With respect to internal floorspace of the units, the Borough Design Guide, the Affordable Housing SPD and the Policy TB07 of the MDD DPD establish internal space standards for new dwellings, setting standards for both the gross internal area (GIA) and the minimum combined area of the living, kitchen and dining spaces for houses (the GIA requirements for market and affordable housing differ slightly). The scheme has been designed in accordance with this guidance. These standards are considered particularly important when assessing smaller units or flats where living accommodation is more constrained. However, the units accord with the required standards. Therefore it is considered that the quality of accommodation proposed would provide good levels of residential amenity and as such is considered to be acceptable.
- 34) In terms of the security, the areas of recreational use and parking would be overlooked.
- 35) To minimise disturbance to residents, Condition 3 of the outline consent required details of phasing while Condition 9 required approval of a Construction Management Plan before development and also controlled hours of work. The

details of the above are being assessed under the conditions applications and will be controlled. This is not relevant to the reserved matters proposals.

- 36) In terms of light pollution, lighting is controlled by Condition 8 of the outline which requires a lighting strategy to be submitted prior to commencement. This will ensure adequate lighting is provided without unnecessary harm to the local environment or to residential amenity.

Relationship with nearby properties

- 37) The plans demonstrate that the development will not be significantly detrimental to the amenities of any of the adjoining residential properties. Separation distances are adequate and the Design and Access Statement for the outline scheme advised that the layout was developed in accordance with the layouts of neighbouring residential developments and would meet the Council's standards for spacing of development and private amenity space as set out in the Borough Design Guide. As is shown the reserved matters proposals do achieve these. On this basis, it is considered that the scheme will not result in significant harm from loss of light, overlooking or overbearing issues to the existing neighbouring properties.

Noise

- 38) Core Strategy Policy CP1 and MDD DPD Policy CC06 directs development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.
- 39) The main noise sources that affect this development site are A329(M), Toutley industrial site and NDR. It should be noted that National Planning Policy Framework does not expect noise to be considered in isolation, separately from the economic, social and other environmental dimensions of proposed development.
- 40) The ES submitted with the outline application assessed noise impacts and concluded that the majority of the site falls where noise is not a problem. This included impacts upon existing properties from noise and also to proposed properties adjacent to Toutley. However the ES does indicate that some properties, those with facades facing onto the NDR could fall into areas where noise can be an issue, particularly during the daytime.
- 41) Within this reserved matters application, the number of properties potentially affected by the NDR would be limited to those located at the north eastern side of the site. However none of the properties would face directly on to the road and a condition was imposed on the outline application which requires scheme of works, to ensure the protection of the occupiers of the development (including the residential accommodation, open spaces and the school) from externally generated noise for each sub phase (condition 51).

Access and movement

- 42) Core Strategy Policies CP1 and CP6 and MDD DPP Policies CC08 seek to manage travel demand by a variety of measures CP10 and CP20 identifying specific measures relevant to the North Wokingham SDL including provision of the North Distributor Road, improvements to capacity along the A329 and A321 corridors, improved provision for travel by means alternative to the private car. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol) mitigation was secured through a combination of conditions and the S106 legal agreement.

- 43) It should be noted that this proposal merely looks at the internal layout of Phase 1 and new accesses and not the wider highway issues. The section of the NDR through the development falls outside of phase 1 and accesses have already been approved under the outline approval. Under this reserved matters application details of the two main accesses from Matthewsgreen Road and Toutley Road have been included and are considered acceptable. Two new formal pedestrian crossings are also proposed along both Matthewsgreen and Toutley Roads and bus stops have been included along Matthewsgreen Road.
- 44) Other local highway improvement works are also being constructed (including the new access off Tywford Road) but these do not form part of this submission.
- 45) It is noted that local residents are concerned by the traffic generated from the additional housing, specifically the impacts upon the local highway network. It should be noted however that these are not for consideration as part of this application and it has been determined at outline stage that this proposal can be accommodated without significant detriment to the highway network subject to certain improvements being undertaken. As such these concerns are not material to this application.
- 46) The routes within the site will have a clear hierarchy, with the NDR providing an east – west route. The roads on phase 1 are clearly residential streets with on and off-street parking and shared surface areas. There are also pedestrian paths running through the development, most notably through the central green corridor at the centre from the pond to the school area and the Public Right of Way which will run along the northern boundary of phase 1. All roads are designed in accordance with Manual for Streets. It is considered that the overall approach and alignment of the routes / new junctions are considered acceptable, with only a minor amendment required to the junction with the NDR to the north to ensure adequate swept path of large refuse and servicing vehicles.
- 47) In summary therefore the proposals are considered acceptable for phase 1.

Parking

- 48) In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, the reserved matters will incorporate parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated parking.
- 49) Allocated parking is proposed on the site by a combination of on-plot parking (drives and garages), formally marked-out parking bays within the public realm areas and communal parking areas serving the flats and houses. On-street parking will also be incorporated as a means of managing the flow of traffic and vehicle speeds thereby improving road safety and preventing rat-running.
- 50) The applicant has submitted a parking schedule which demonstrates that the overall parking provision reflects the Council's current standards and comprises a total of 272 spaces, 141 allocated, 72 garage spaces; 38 unallocated and 21 visitor spaces. This is equivalent to 2.72 spaces per dwelling (including garages) which is in accordance with the Council's Parking standards.
- 51) A number of the unallocated parking spaces are located adjacent to the affordable housing and flat block to the west of the site and are considered to be generally well located in relation to the units they are intended to serve. It should be noted that the Registered Providers generally prefer this approach to parking as it reduces management issues which may arise with allocated parking. Overall the amount of parking is proportionate to the dwelling mix.

- 52) Where communal parking is proposed, both for the affordable and private apartment blocks, these would be overlooked by dwelling units and therefore offering security. These are necessary to accommodate the level of development and parking required within the development and as such the communal parking areas are considered acceptable.
- 53) As previously advised, no parking is required for this SANG given the proximity of the development site

Cycle parking

- 54) Condition 27 (Cycle Parking) of the outline consent requires details of cycle storage and parking to be provided. The Council's parking demand assessment recommends provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings. The reserved matters incorporate cycle storage in line with the Council's standards.
- 55) Cycle storage is proposed within garages (3 x 7) metres (internal dimensions) where they are available and sheds will be provided for those properties that do not have garages. There is also a cycle parking area provided for the larger flat blocks. For the occupiers of the flat, separate cycle stores will be provided within the communal parking area in order to provide secure storage of bikes. These need to be secure and overlooked. This strategy is considered acceptable.
- 56) No cycle parking provision is provided for the SANG, however given its location and intention to serve the residents of this development this is considered acceptable

Flooding and Drainage

- 57) Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and NW SPD generally requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.
- 58) At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding, as indicated by Flood zone 1 on the Environment Agency's Flood map.
- 59) Drainage was fully assessed at outline stage, the Council and the EA were satisfied that the site has sufficient storage capacity and that the provision of SUDs, which will incorporate flood attenuation ponds, can be accommodated on-site and will mitigate the impacts of the development. The benefit of SUD's over the existing field use is that these should improve the current situation by preventing water from running off the land too quickly. It is noted that residents have raised concerns over local flooding from the development but the Council drainage consultants have reviewed subsequent submissions on drainage in relation to the reserved matters and have raised no issues.
- 60) However in order to ensure no harm occurs a surface water drainage scheme for the site, based on sustainable drainage principles is required to be submitted for review as part of the conditions imposed (Condition 39).
- 61) Given flooding and drainage issues will be considered in detail under separate

condition submission and mitigation can be accommodated within the site, there is no objection to the proposed layout in respect to the reserved matters submission.

- 62) An issue has been raised over the SUDs pond and that it could be unsafe to children. The gradient of the slopes are relatively shallow and within accepted standards. Also the outer sections of the pond will be landscaped. Given SUDs ponds and ditches are an accepted practice, the proposed pond is considered acceptable. Moreover clearly a large fence would not be appropriate in terms of its appearance.

Sustainable Design and Construction

- 63) Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD DPD policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this.
- 64) The outline application was supported by a strategy which established a preliminary strategy for achieving a sustainable homes and reduction in CO2 emissions. Conditions 44 - 48 of the outline consent enforces this requirement. Again these issues are being considered in detail by a separate application (ref: 150036) however the proposals demonstrate that the development will be capable of achieving the required standards in delivering sustainable development on the site.
- 65) The Council would normally expect measures to reduce water consumption to be included within the development. This can be achieved by the inclusion of aerated taps, shaped low capacity baths, dual flush toilets, low flow rate showers and the provision of water butts. Facilities and space for composting should also be included.
- 66) Overall it is considered that the proposed sustainable measures will be achievable on phase 1 and that the Council's sustainable targets or aims and objectives can be achieved.

Archaeology

- 67) Core Strategy Policy CP3 and MDD DPD Policy TB25 require the archaeological impact of development to be taken into consideration. Condition 50 of the outline consent required an archaeological written scheme of investigation to be completed for each phase. This is being undertaken and will be submitted separately.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the North Wokingham SDL. It is considered that the applications will deliver high quality development in accordance with the Council' spatial strategy and vision and therefore can be recommended for approval.

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported

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WOKINGHAM TOWN COUNCIL

Comments on Reserved Matters Planning Application 150093 (Matthews Green Farm)

GENERAL OBSERVATIONS

Wokingham Town Council is generally supportive of this application and recognises the need for additional housing in the borough and the inclusion of affordable properties within the plan.

However some area of apartments & 3 story town houses are of a scale, mass & built form which do not integrate or relate well to the existing established residential development nearby or the remainder of the proposed development.

Both the town houses and apartment blocks should be reduced in height by one story. The apartment blocks should be reduced in size to a scale no larger than the proposed size of two semi-detached houses and dispersed through the development.

Before the committee considers granting this application in its present form, Wokingham Town Council would request that Borough Councillors visit both Montague Park and the affordable housing area of Mulberry Grove. In both cases the built structure well represents the concerns of the Town Council.

Supporting Regulations and recommendations

Core Strategy Policy CP3 - General Principles for development

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;

f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;

Wokingham Borough Design Guide Sections 4 (Residential) and 5 (Streets & Spaces)

This seeks to ensure development is of a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough. The provision of public and private amenity space contributes to the character of the borough. All development can impact on the overall character of the area. Consequently, it is vital that the Council minimises any adverse impacts.

R9) The height of residential buildings should respond to a number of factors:

- the prevailing heights and degree of variation in height in the local context
- the scale and importance of the space that the building will define or enclose
- its position in the street hierarchy
- the position of the building line in relation to the street (ie how far back the building is set from the street frontage
- whether it is a potential landmark location

Buildings proposed to be taller than their surroundings, that is their neighbours or the prevailing heights in the local area, must be of exceptional design quality.

R10) The assessment of an appropriate density must be design-led as well as considering the number of units per hectare, to ensure that development relates well to local character. This includes:

- the height, bulk and massing of buildings

- the space around and gaps between them
- the space required for parking

R15) Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. This has not been achieved in:

- Block of Flats Plots 1 - 12
- 3 Story Town Houses Plots 25 – 80

S6) The street network must be well connected into the surrounding area to create safe, convenient and attractive links to neighbouring areas and to local destinations, for pedestrians and cyclists in particular. Local destinations include: schools, local shops and other services, public transport stops and open spaces.

SPECIFIC OBSERVATIONS

Block of Flats – Plots 1 - 12

With reference to the proposed apartments detailed as Plots 1 – 12, which having examined the detailed elevation plans is in effect a 4 story structure (as shown in the relevant plan) due to ground elevations on the site, the Town Council does not believe that the structure complies with the requirements of the Wokingham Strategic Plan, seeing alarming similarities with the existing Molly Millars development. Reference R9 and R10.

The block containing Plots 1-12 has no real design qualities as required under the NPPF, nor Private Amenity space as required by local policies and will form an overbearing impact when viewed from Matthews Green Road due to its scale and mass.

In addition consideration needs to be given to the planning officer's observations regarding the granting of the Outline Planning permission which from the plans submitted with this application are incorrect.

The relevant statement is as follows:-

21) Overall the indicative layout shows the site will comprise primarily family housing with some flats. ***The majority of the site will comprise two storey buildings but within key vistas, adjacent the NDR and local centre, could contain taller three storey buildings.*** This reflects the character of the wider area and Wokingham in general. The proposed location of the school, community facilities and local neighbourhood centre would be well linked to the surrounding areas to enable local residents to easily walk to them and allow the facilities to benefit from each other. It is considered that the proposed land use parcels, location and distribution of the amenity areas and building heights all appear broadly acceptable.

The three storey buildings in the submitted plan are clearly not as described above.

Flooding and the Balancing pond

This is still a major concern for the Town Council. Regarding this application together with application 150036 with contains further details of the balancing pond, maximum and minimum water levels are indicated but no mention of depths. If the maximum level is reached what happens to any further water requiring storage? When the water level is being maintained at the minimum level such as in hot weather, what stops the stagnant pond of water becoming bogged down with algae, smelly, fly infested and a health risk? This has happened elsewhere in the borough with balancing ponds and due to proximity of the proposed pond to habitable accommodation is a potential source of major future problems. A maintained flow of water through the pond would be needed to mitigate this risk.

How deep is this pond? No indication of any measures to protect children playing in the area of the affordable housing from a risk of drowning?

Footways

It would appear from the plans that a large number of none dual use areas of the highway are lacking pedestrian footways. This appears to be contrary to the Borough Design Guide and CP3 section b) which requires amongst others a safe scheme. Having no pavements outside properties is inherently dangerous especially for the old, infirm and children. Also CP6 requires Pedestrian Routes within the site to connect safely with places that people want to go.

Cycle Routes

There appears to be no provision for safe cycle routes in the direction of the shops and schools. This is a requirement of the Borough Design Guide.

Highway Safety

A pedestrian crossing should be provided on Matthews Green Road between the proposed development and the existing shops and pub.

Matthews Green Frontage

In order to comply to comply with CP3 sections a) and f), 4.19 of the Wokingham Borough Design Guide Section 4 R9 and R10 we request that conditions are attached to any approval of this application relating to the two storey plots facing onto Mathews Green that no future development of these plots will be allowed above the level of the proposed buildings' eaves.

Car Parking

While car parking provided conforms to local policies we would raise concerns that these are met in a number of cases by unallocated car parking. It is this Council's view that all properties should, where possible, have allocated spaces. Unallocated spaces can lead to many problems and disputes in the future.

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Agenda Item 58.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2015/1336 (Civica Ref: 150729)	18/8	Remenham	Remenham, Wargrave and Ruscombe	Cllr Halsall

Applicant Mr & Mrs Poulos
Location Land adjacent to Remenham Place (Arcadian Waters)
Remenham Hill
Remenham
Henley-On-Thames
Oxfordshire **Postcode** RG9 3EU

Proposal Full planning application for the proposed erection of dwelling, creation of new access and associated landscaping.

Type Full

PS Category 13

Officer Ashley Smith

FOR CONSIDERATION BY Planning Committee on 14/10/15
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The proposal seeks to erect one dwelling within the designated Green Belt. The site is currently a vegetated undeveloped greenfield plot, located within the Green Belt in Remenham. The site is currently being used for horticultural purposes by the applicant.

The proposed development is inappropriate by definition. The proposed dwelling is considered to be of a high standard of design, however the quality of its design is not considered to outweigh the substantial harm the proposal would cause to the openness of the Green Belt.

The application is brought before the Planning Committee as it has been listed by Cllr Halsall. This is an application for a new dwelling in a Green Belt location and despite the high quality of the design, it is considered contrary to both National and Local Planning policy due to the harm caused to the Green Belt and is therefore recommended for refusal.

PLANNING STATUS

- Green Belt
- Countryside
- Adjacent to public right of way
- Green Route
- Ground Water Protection Zone
- Contaminated land protection zone

RECOMMENDATION

That the Planning Committee authorises the REFUSAL OF PLANNING

PERMISSION for the reasons set out below:

1. The proposed development would result in the introduction of significant built form and intensification of use within the Green Belt and countryside. The proposal is inappropriate development which by definition would be harmful openness and visual character of the Green Belt. The very special circumstances advanced by the applicant do not outweigh the potential harm to the Green Belt by reason of inappropriateness. Consequently there is an in principle objection to the development which does not accord with the National Planning Policy Framework (NPPF), Policies CP11 & CP12 of the adopted Wokingham Core Strategy and Policy TB01 of the adopted Managing Development Delivery Local Plan.

2. The applicants have failed to demonstrate to the Council's satisfaction that the site is sustainable with regards to its location and access to services. The proposed development is not within walking distance of local facilities, amenities and schools and will result in a high level of car dependency contrary to the sustainable transport goals of the NPPF and Core Strategy Policies CP1, CP3 and CP6 and will therefore result in an unsustainable intensification of use of land within the greenbelt.

PLANNING HISTORY

The owners of the site also previously owned the property known as the Glade which is adjacent to the land, however the land did not appear to be part of its curtilage.

The only recent relevant planning history on the site is:

F/2014/0456 - Proposed erection of a single dwelling with associated landscaping.
(Withdrawn - 28/05/2015)

SUMMARY INFORMATION**For Residential**

Site Area	0.73 Hectares
Existing units	0
Proposed units	1
Number of bedrooms per unit	4
Current land use	Undeveloped greenfield land

CONSULTATION RESPONSES

Thames Water	No objection subject to informatives and surface water drainage conditions
Trees and Landscape	Objection in principle due to harm to the rural landscape
Ecology	Objected on bat grounds.
Highways	No objection subject to conditions
Conservation	No objection on conservation grounds
Architect	
Rights of Way	No objection
Environmental Health	No objection subject to conditions

Design Review Panel

The South East design review panel has reviewed this scheme three times. Following each review the scheme has been amended to reflect the recommendations of the panel. Following the latest revisions the design panel has concluded that the design of the proposal is of sufficiently high quality to meet the standards required by paragraph 55 of the NPPF.

REPRESENTATIONS

Parish Council: No formal comment

Local Residents: 25 Letters were received in response to public consultation. 22 letters of support, 2 letters of objection, one letter of comment.

The letters of support raised the following issues:

- The development is of exceptional/inspirational quality
- Design is sympathetic to surroundings
- The development is very eco-friendly in terms of design/ecology
- Uses innovative building materials/techniques
- Will inspire similar projects and develop skills for craftsmen
- Could help attract environmental businesses to the area
- Would enhance the area/reputation of Wokingham
- Would lead to employment during construction
- There is a housing shortage and high quality housing should be permitted
- Land should not be considered Green Belt

The letters objection raised the following planning matters:

- Development is uncharacteristic of the area
- Development is out of keeping with neighbouring properties and setting
- Principle of development
- Special circumstances have not been demonstrated
- Harmful to the Green Belt
- Does not enhance the Green Belt/area
- Building/accommodation is too great

A further letter was received from the occupiers of 'The Glade'. The letter sought a number of assurances and that certain conditions are included (in the case of approval) to help protect the residents amenity and secure an appropriate standard of development.

APPLICANTS POINTS

The applicant has provided a substantial amount of documentation in order to try to justify the development. The main arguments advanced by the applicant are contained within their Planning Justification Statement.

The applicant advances that the house proposed is of exceptional design quality and as

such should be approved as an exception under NPPF paragraph 55. The applicant advances that the benefits and qualities of the scheme outweigh the harm caused to the Countryside and Green Belt and thus an exception should be made to approve this scheme. The applicant also has provided information to demonstrate that a small number of 'paragraph 55 houses' have been approved in Green Belt locations have been approved in other parts of the country.

PLANNING POLICY

National policies:

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Wokingham Borough Local Development Framework – Core Strategy:

CP1 – Sustainable development
CP3 – General Principles for Development
CP4 – Infrastructure Requirements
CP5 – Housing mix, density and affordability
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP9 – Scale and location of development proposals
CP11 – Development Outside of settlement Limits
CP12 – Green Belt
CP15 – Employment Delivery
CP17 – Housing delivery

Managing Development Delivery Local Plan Document:

Cross Cutting Policies:

CC01 – Presumption in favour of sustainable development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and construction
CC05 – Renewable energy and decentralised energy networks
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage

Topic Based Policies:

TB05 – Housing Mix
TB07 – Internal Space Standards
TB09 – Residential accommodation for vulnerable groups
TB21 – Landscape Character
TB23 – Biodiversity and development

Other guidance:

- Borough Design Guide SPD
- Sustainable Design and Construction SPD
- CIL Regulations

PLANNING ISSUES

Principle of Development:

Local Plan policies:

1. The site is located in the designated Green Belt and countryside where development is to be strictly controlled, as detailed in the NPPF and policy CP11 of the Core Strategy. The proposal does not accord with the stipulated categories of acceptable development within Core Strategy policies CP12 & CP11 and as such is unacceptable in principle and should normally be refused unless other material considerations outweigh this presumption.

2. Policy CP3 of the Core Strategy states that development must be appropriate in scale and character to the area in which it is located and must be integrated into its local context without detriment to the amenities of adjoining land uses and occupiers. The land is not allocated for housing in the Core Strategy, Local Plan, or the Managing Development Delivery Development Plan Document (MDD DPD).

NPPF:

3. The applicant's case relies heavily upon paragraph 55 of the NPPF. Paragraph 55 states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*

– be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

– reflect the highest standards in architecture;

– significantly enhance its immediate setting; and

– be sensitive to the defining characteristics of the local area. (Underline officer emphasis)

4. Paragraph 55 applies to new dwellings in a rural location and indicates that in special circumstances new dwellings of an exceptional quality or exceptionally innovative nature may be acceptable providing they meet the above criteria.

5. Section 9 of the NPPF “protecting greenbelts” outlines the value and function of greenbelts. This development is not only located within a rural countryside location but also within the Green Belt and so must also satisfy the criteria for permitting development within Green Belts.

6. Paragraph 87-90 of the NPPF state that:

“87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

“88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*

90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order”*

7. Paragraph 89 makes it clear that new buildings within Green Belt locations are inappropriate development, and that the house does not fall within any of the exceptions for appropriate development in the Green Belt. The applicant accepts in their planning statement that the development is inappropriate, as such the development would need to clearly demonstrate that very special circumstances exist (as per Para 88).

Impact upon the Green Belt:

8. As previously detailed the proposal does not meet any of the Green Belt exceptions listed in paragraphs 89 & 90 of the NPPF and as such is inappropriate development by definition. The key issue with regards protecting the Green Belt is that its openness is maintained and it retains its open and largely undeveloped character.

9. This development, whilst of a high quality, has significant bulk scale and form and will affect the openness of the Green Belt. Paragraph 87 indicates that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The applicant advances that the development is of such high quality that this would outweigh harm caused by inappropriateness. This is however not a view shared by officers.

10. It is accepted that the quality of the submission would most likely be sufficient to overcome harm within a countryside location, however the test within the Green Belt is significantly higher and it is considered that the weight in favour of this scheme does not outweigh the harm caused.

11. It is conspicuous that amongst a large list of exceptions the NPPF does not include the building of a Paragraph 55 house as an appropriate form of development in a Green Belt location. It is considered by officers that whilst the building is of a high quality, such a building could be built in a non-Green Belt location which would sequentially be significantly less harmful. This is not the only site that such a design could be implemented on and the development is not so remarkable as to make it clear that it outweighs the harm to the Green Belt.

12. The applicant has advanced a small number of cases where development of Para 55 houses in the Green Belt have been approved at a local level, however has only been able to produce one successful appeal decision for a new dwelling on non-previously developed land. It is considered that these cases have not placed significant enough emphasis on the NPPF and Green Belt policy.

13. The development is outside of settlement limits and is not in a sustainable location. This will lead to significant dependence on motor vehicles and lead to an intensification of movements within the Green Belt.

14. Due to its bulk, volume, scale and mass the development is considered to cause harm to the openness and character of the Green Belt by virtue of the introduction of a significant quantity of inappropriate development. This harm will be amplified by residential paraphernalia and vehicles which will further impact upon the openness of the Green Belt and detract from the verdant nature of the countryside.

Impact on the character of the area/quality of the design/special circumstances:

15. The site is located in a rural location with verdant green character. The adjoining

uses are primarily residential, with predominantly substantial dwellings in large plots surrounding the site. Dwellings are generally set back from the road with well vegetated frontages.

16. The site is currently largely undeveloped and in a horticultural use and is well maintained with some limited supporting development on site such as parking and small storage areas. An existing pond is set in the northern part of the site and the plot benefits from good mature screening particularly when viewed from the north and south of the site.

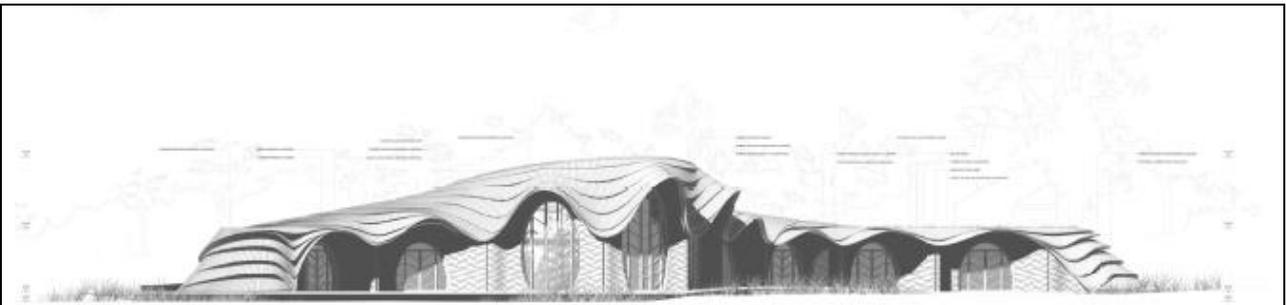
17. The preceding application was withdrawn as officers and the South East Design Panel considered that the design of the building was not of high enough quality to be considered for an exception to policy under paragraph 55 of the NPPF. The application was subsequently revised and the quality of the design improved and this has resulted in this submission.

18. As with the previous proposal the proposed new dwelling is located in the north-west corner of the site next to the existing pond and it would extend south along the side of a new proposed pond. The size of the proposed new house is 579 sq.m and incorporates 4 bedrooms and the usual rooms one would expect to find in a dwellinghouse.



19. The form of the building has been designed to integrate well into the plot. The house is largely single storey graduating to a two story height central element. The house is sited near to the tree line that runs along the western part of the side. This allows the central area of the site to remain open and for the building and garden to integrate. The building forms a natural wing shape and it is considered that the design of the building is attractive and emerges well from its surroundings. A new access point is taken from the road

20. The building material has been developed from a palette of materials to reflect the design and traditional materials. The external skin consists of mixed materials incorporating Timber shingles, Sedum Roof; Straw bale; and Timber decking.



21. The architectural quality of the building has been reviewed by South East Regional Design review panel. The Design review panel have endorsed this revision of the scheme as a design that has the quality and resolution expected of a “paragraph 55” dwelling. The Design panel’s recommendation is made on the proviso that the dwelling is constructed to the high standard indicated and that adequate conditions are utilised to ensure quality is maintained. Subject to sustainability test and appropriate conditions the Review panel are satisfied with the quality of the scheme.

22. In light of the design panels comments it is considered that the design of the building is of sufficient quality to meet the tests of Paragraph 55 and would be potentially be considered suitable as an exception in a rural location (i.e. if this development was in the designated countryside and not the Green Belt). As this building is within the Green Belt it also needs to pass any appropriate Green Belt tests and as previously detailed it is considered that this development does not constitute very special circumstances.

Impact on trees and landscapes:

23. The trees and landscape officer has raised an in principle objection to the development due to the harm to the Green Belt and quality of the Landscape. The Landscapes officer considers that the development will have a significant impact upon the unspoilt nature of the rural locality. In the case that the development was approved then then conditions could be applied to retain and improve existing trees, however conditions would not be able to overcome the harm caused to the landscape and open character of the Green Belt by the development.

Sustainable Design and Construction:

24. The proposal should seek to use sustainable methods of construction and materials that are in line with Core Strategy policy CP1 and MDD Local Plan Policies CCO4 and CC05. The applicant has provided an Energy Statement (Burohappold Engineering). In terms of concept and design, this scheme is commendable in bringing together a range of renewable technologies and incorporating them within a building that is constructed largely of sustainable materials which contain relatively low levels of embodied energy. The proposed renewable sources of energy and sustainable building technologies are clearly not, in their own right innovative: solar thermal, solar PV and ground source heat pumps are all now relatively established or mature technologies. The proposed use of a gas boiler for winter hot water is at odds with the overall philosophy for the site. The use of straw bale construction is also commendable. It is clear that that the development can exceed the sustainable design and construction standards required by the MDD.

Occupiers amenity:

Amenity space:

25. The submitted site plan shows a total garden space that vastly exceeds the Borough's minimum amenity space standards and as such this element is acceptable.

Internal Space standards:

26. The floor space of the proposed dwelling is substantially above Borough minimum standards for both gross total floor space and gross living space standards and as such is acceptable and compliant with MDD Policy TB07

Ecology:

27. The Borough Ecologist has reviewed the submitted environmental details provided for the site. The Borough Ecologist has indicated that a number of the Wildlife Enhancements on the site may not be fully achievable however it is acknowledged that the development does put forward suitable mitigation for the harm caused and finer detail can be secured by condition and refinement of mitigation details. The only area of significant concern for the Ecologist is the impact of lighting upon bats. This however can be controlled by condition and if necessary further ecological information required to demonstrate that lighting would not affect protected species.

Impact on neighbouring residential amenity:

28. In addition to the overarching requirement for good design Core Strategy Policy CP3 requires that development should not harm the amenity of adjacent sites. The Wokingham Borough Design Guide establishes the minimum separation distances generally required to achieve acceptable residential amenity and standards for private amenity space. 22 metres back-to-back separation distance is generally required between two-storey dwellings and 12 metres back-to-flank in order to achieve acceptable privacy and avoid overbearing relationships or reduced daylight.

29. The nearest property to this development is "the Glade" which is located 15m away from the proposed development at its' nearest point. The proposal will have a rear to side relationship with The Glade and the development is single story near to this property. The proposed dwelling is built in a dug out earth bank at this point and due to the levels being significantly lower on the applicant site no significant impact will arise. All other dwellings are sited well beyond Borough Minimum distances and it is considered that the proposal complies with the standards set out in the Borough Design Guide and as such no unacceptable loss of light, overbearing or overlooking is likely to occur.

Environmental Health:

30. The proposed use is sensitive in nature being residential. Whilst WBC Environmental Health have no knowledge of known pollution or contamination on this site, on a precautionary basis the possibility of contamination should be considered when considering sensitive proposals such as residential in accordance with then National Planning Policy framework (NPPF 2012) and the principles of sustainable development. Should contamination be encountered during the proposed development

an assessment of potential contamination would be required. In view of the nature of the proposed development a precautionary condition would be recommended.

Impact on highway safety and parking:

31. Core Strategy policy CP6 seeks to ensure development has acceptable access and parking arrangements. There is an existing access which is shared with a public right of way and it is proposed that a new access be created into the site onto A4130 Remenham Hill. This would remove any potential conflict with pedestrians using the PROW at the existing access. The existing access into the site (off the track) will need to be stopped up for vehicles whilst retaining suitable access for pedestrians into the site and using the PROW.

32. The A4130 Remenham Hill has a speed limit of 30mph in this location and changes to 40mph further to the west. The visibility available onto Remenham Hill from the proposed access complies with current guidance and therefore the Highways Officer has no objection to a new access. Subject to conditions adequate parking could be secured at the site. The construction of the access will be subject to separate consent from the Highways Operations team

33. The Council's Highways Officer has raised no objection to the proposed dwelling, as the access and off road parking provision are sufficient for the scale of dwellings proposed. This aspect is therefore acceptable in accordance with policy CP6.

Archaeology:

34. The site is in a location of archaeological potential, as shown by finds at Park Place and the surrounding area. Some parts of the site are likely to have been disturbed through previous uses, which include some quarrying; there may therefore be areas that can be eliminated from investigation. The Borough Archaeologist therefore recommends that a condition requiring approval of a written scheme of archaeological investigation is attached to any planning permission granted, to mitigate the impact of the development.

Impact on Borough Services, Amenity, Infrastructure and affordable housing

35. The development is recommended for refusal, however would be CIL liable unless "self-build" exemption is sought by the applicant in the case that they secured a permission on the site.

CONCLUSION

The proposal seeks to erect one dwelling within the designated Green Belt. The site is currently a vegetated undeveloped greenfield plot, located within the Green Belt in Remenham. The site is currently being used for horticultural purposes by the applicant.

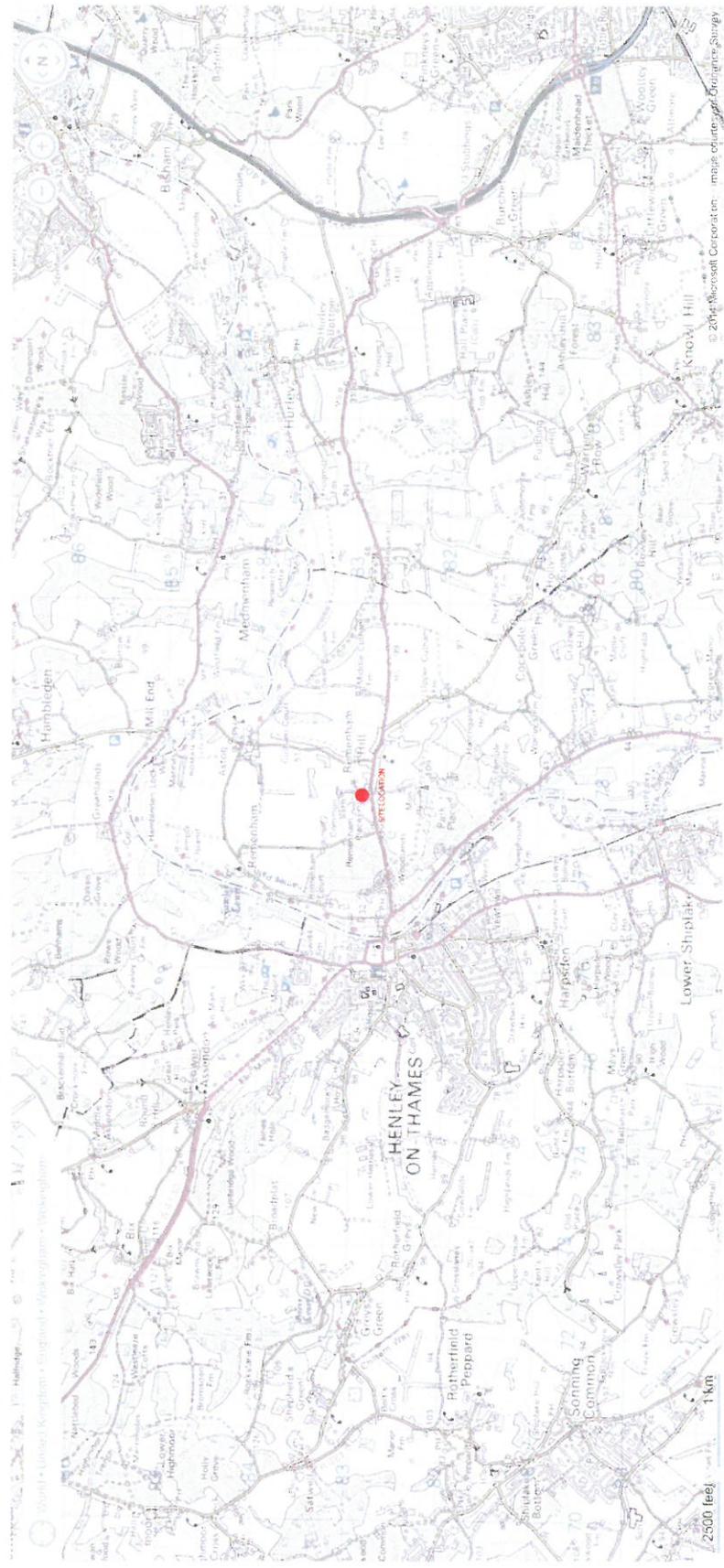
The proposed development is inappropriate by definition. The proposed dwelling is considered to be of a high standard of design, however the quality of its design is not considered to outweigh the substantial harm the proposal would cause to the openness of the Green Belt.

This is an application for a new dwelling in a Green Belt location and despite the high

quality of the design, it is considered contrary to both National and Local Planning policy due to the harm caused to the Green Belt and is therefore recommended for refusal.

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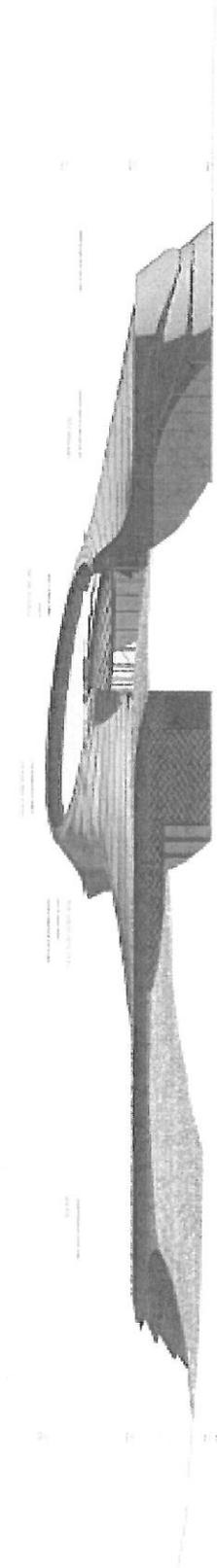
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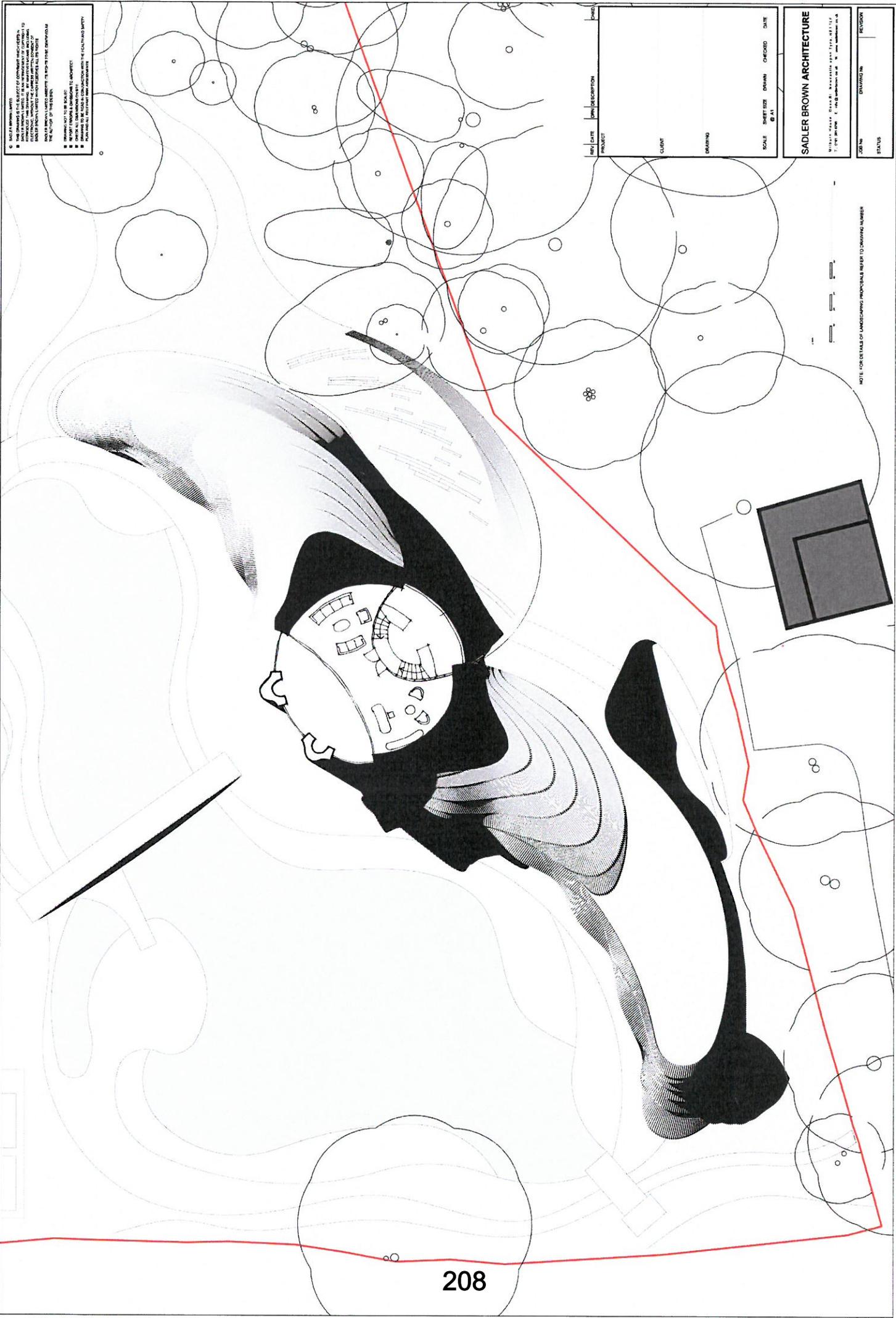


East Elevation



West Elevation

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