



# **WOKINGHAM BOROUGH COUNCIL**

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 9 NOVEMBER 2016 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 1 November 2016

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

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# **WOKINGHAM BOROUGH COUNCIL**

## **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

Tim Holton (Chairman)	Chris Singleton (Vice-Chairman)	Chris Bowring
Philip Houldsworth	John Kaiser	Malcolm Richards
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
64.		<b>APOLOGIES</b> To receive any apologies for absence.	
65.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 12 October 2016.	5 - 12
66.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
67.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
68.	Bulmershe and Whitegates	<b>APPLICATION NO - 161596 LAND TO THE WEST OF THAMES VALLEY PARK DRIVE</b> Recommendation: Conditional Approval	13 - 44
69.	Emmbrook; Norreys	<b>APPLICATION NO - 162140 MATTHEWSGREEN, NORTH WOKINGHAM</b> Recommendation: Conditional Approval	45 - 74
70.	Norreys	<b>APPLICATION NO 162212 &amp; 162213 KENTWOOD FARM EAST, NORTH WOKINGHAM</b> Recommendation: Conditional Approval, subject to legal agreements.	75 - 100
71.	Swallowfield	<b>APPLICATION NO - 161301 LAND WEST OF BEECH HILL ROAD, SWALLOWFIELD</b> Recommendation: Conditional Approval	101 - 136
72.	Hurst	<b>APPLICATION NO - 162529 21 - 26 TAPE LANE, HURST</b> Recommendation: Conditional Approval	137 - 164
73.	Swallowfield	<b>APPLICATION NO - 162223 HILL FARM, JOULDINGS LANE, FARLEY HILL</b> Recommendation: Conditional Approval	165 - 184

74. Shinfield South

**APPLICATION NO - 161920 LAND REAR OF  
STANBURY HOUSE, BASINGSTOKE ROAD,  
SPENCERS WOOD**

**185 - 202**

Recommendation: Conditional Approval, subject to  
Legal Agreements

**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.

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

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 12 OCTOBER 2016 FROM 7.00 PM TO 9.00 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Singleton (Vice-Chairman), Chris Bowring, Philip Houldsworth, John Kaiser, Malcolm Richards, Rachelle Shepherd-DuBey and Bill Soane

**Other Councillors Present**

Councillors: David Lee

**Officers Present**

Connor Corrigan, Strategic Delivery Manager  
Chris Easton, Service Manager, Highways Development Management  
Ian Bailey, Service Manager, Development Management  
Mary Severin, Borough Solicitor  
Arabella Yandle  
Madeleine Shopland

**Case Officers Present**

David Smith  
Alex Thwaites  
Graham Vaughan

**53. APOLOGIES**

An apology for absence was submitted from Councillor Wayne Smith.

**54. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 14 September 2016 were confirmed as a correct record and signed by the Chairman.

**MEMBERS' UPDATE**

There are a number of references to the Member's Update within these minutes. The Members' Update was circulated to all present prior to the meeting. A copy is attached.

**55. DECLARATION OF INTEREST**

Councillor Kaiser stated that he had been asked to list item 61 – Application no 161452 1-3 Coppid Hill, Wokingham by Barkham Parish Council for planning reasons. He asked that it be noted that he had not formed an opinion on the application and that he would base his decision on the case put before the Committee.

**56. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no items withdrawn or deferred.

**57. APPLICATION NO - 161839 BELL FARM, BELL FOUNDRY LANE, WOKINGHAM**

**Proposal:** HYBRID APPLICATION

**OUTLINE APPLICATION:** A section of the Northern Distributor Road (NDR) and associated infrastructure, including a cycle and footway. (All Matters Reserved)

**FULL APPLICATION:** Phased development for the erection of 128 dwellings and associated areas of Suitable Alternative Natural Green Space (SANG), open spaces and

drainage/attenuation. Two accesses from Bell Foundry Lane and a temporary cycle and footway. Demolition of existing farm buildings and one dwelling.

**Applicant:** Berkeley Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 58.

The Committee were advised that the Members' Update included:

- Proposed amendments to condition 2 to include Phasing Plan 410.CP.105;
- Proposed amendment to condition 11 regarding external plumbing and pipework;
- Proposed amendment to condition 28 to clarify the occupation of development phases following the completion of pedestrian and cycle links;
- Proposed deletion of condition 32 as the SANG was being dealt with comprehensively under the S106 agreement;
- Proposed additional condition regarding the requirement of visibility splays prior to commencement of vehicular access onto or from Twyford Road. This was in the interests of highway safety;
- Consultation response from the Environment Agency who confirmed that they had no objection to the application.

Members had visited the site on Friday 7 October.

In absence of Kevin Morgan, Wokingham Town Council, who had registered to speak in objection to the application, the attention of Members was drawn to a submission from Wokingham Town Council within the report.

Elkie Lees spoke in favour of the application on behalf of Berkley Homes, applicant. She stated that Thames Water, the Environment Agency and Natural England were satisfied with the application and that it met the requirements and conditions set by the Council. She commented on the width of the road, stating that the developers were seeking an application to widen the road and that to carry out the works, with a minimum loss of mature trees on the opposite side of the road, the developer was gifting land to facilitate the construction of the Northern Distributor Road. She also stated that the development would result in the provision of 24 acres of new public open space and CIL and Section 106 contributions to the Council of over £4m.

Councillor David Lee, Ward Member, spoke against the application. He raised concerns about the design and whether it met national policies / guidance and the Council's own policies regarding the layout, properties backing onto main roads, road widths and the use of fencing. He also questioned the size of gardens, which in some cases fell below the Council's policy of 11m in length.

In response to Member questions, Members were advised that the Manual for Streets referred to by Councillor Lee was guidance. The Planning Officer stated that the site layout had been designed in response to the rural nature of the surrounding area, opposite Cantley Recreational Ground and existing mature hedge and trees. Officers felt this layout in this instance was appropriate and the combination of design features provided interest and maintained surveillance and was in keeping with the area. . As a result, on this occasion and taking in to account the proposed planting of hedgerow trees proposed between the fence and road, the Officers felt the design solution on this application was

acceptable. The details of the boundaries would be dealt with under the recommended conditions, but officers advised that given the location of the boundaries of properties backing onto Bell Foundry Lane they would be constructed of brick. The combination of this and planting, whilst not acoustic in nature, would have the effect of deadening the sound of the road and reflected similar developments in the area such as Montague Park and within North Wokingham. The Planning Officer also commented on the length of gardens in the plans, indicating that there were only a few gardens which fell marginally short of the Council's 11m standard and the width of the gardens had been accepted as adequate compensation for any minor shortfall in length.

In response to a Member question Officers clarified parking allocation is in accordance with WBC standards.

Members questioned the capacity of the planned changes to the site to resist the impact of flooding. The Planning Officer stated that after a flooding episode in 2007, corrective work had been carried out to the existing culverts / ditches and that there would also be an opportunity to improve drains as part of the building of the Northern Distributory Road (NDR) and development. The Service Manager, Highways Development Management, stated that the ditch described and illustrated in the report had been made wider and deeper to increase its capacity, whilst still being integral to the landscaping and designed to be safely accessible to residents. He also indicated that as the ditch was located between the path and highway that it would be maintained by the Council as part of the highway.

Members raised questions regarding the odour plume from an existing sewage treatment plant that might affect properties on the site. The Planning Officer stated that works currently being carried out by Thames Water would reduce the existing emissions from the treatment works by 46%. The prevailing winds were South-Westerly. Whilst change of wind direction would occur, according to meteorological data the residential areas would not experience odours level greater than 3 ouE/M<sup>3</sup> for more than 175 hrs per annum. This is in accordance with Environment Agency guidelines.

A Member questioned the development being in this location since, although it was within the SDL boundary defined in the Core Strategy, it represented an addition in relation to the SDL Masterplan. The Planning Officer stated that this is a sustainable location, given its position on the NDR (with bus services) and the walking and cycling opportunities that would be available to connect it to Wokingham. There is also the planned delivery of infrastructure to accommodate the population growth in the SDL. The development mitigates its impacts through its design and S106/CIL contributions.

A Member asked about the siting of the affordable housing within the development. The Planning Officer stated that Registered Providers of Affordable Housing preferred that the houses be grouped together for management purposes. This is a relatively small number of affordable dwellings being brought forward (26) and mirrors the clustering of affordable housing being brought forward in the individual phases of the other developments within the SDL sites. A good distribution of affordable housing will therefore be secured across the SDL.

In regards to the public footbridge, Members were advised that a new bridge would have a steel frame and would be easy to maintain and this cost would be covered under maintenance contributions.

**RESOLVED:** That application No. 161839 be approved subject to the conditions set out in Agenda pages 13 to 22, with conditions 2, 11, and 28 amended, the deletion of condition 32 and the additional condition as set out in the Members' Update.

**58. APPLICATION NO - 161747 LAND AT ARBORFIELD GARRISON, BIGGS LANE ('PARCELS A-G')**

**Proposal:** Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping, open space, footpaths, bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land.

**Applicant:** Crest Nicholson Operations Limited C/O Boyer Planning Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 59 to 90.

The Committee were advised that the Members' Update included:

- Proposed update to conditions 2 and 6;
- Proposed removal of condition 5 as this was covered in a previous condition on the outline (hard and landscaping details);
- Proposed amendment to condition 9 to ensure satisfactory development in the interests of sustainable travel;
- Member note clarifying that drainage matters formed part of the outline application and as such did not come under this application.

Members had visited the site at the outset of the development of Arborfield Garrison.

In response to Members questions, the Planning Officer stated that there was an overall density of 33 houses per hectare, which was within guidelines. The Service Manager, Highways Development Management indicated where there was access to the school and clarified the proposed increase in public transport that was outlined in the Public Transport Strategy Plan.

In response to a Member question, the Service Manager, Highways Development Management, stated that the pond is likely to require some deepening and widening to allow for a discrepancy in the submitted detail. The Council is happy with the submission and has confidence in the scheme but requires the updated drawing to demonstrate to Council that the scheme will be delivered in accordance with the approved drainage strategy.

A member questioned the frequency of the bus service, requesting 15 minutes and its provision early in the build-out of the development to ensure its take-up, rather than the habit of reliance on private cars. The Officer stated that this would have to be balanced against the risk of an early service being under-used and terminated but would be implemented as early as practicable.

**RESOLVED:** That application no 161747 be approved, subject to the conditions set out in Agenda pages 61 to 64, with the updates and amendments to conditions 2, 6 and 9 and deletion of condition 5 as set out in the Members' update.

**59. APPLICATION NO - 161631 PULLEYN TRANSPORT, CHURCH LANE, THREE MILE CROSS**

**Proposal:** Full planning application for the demolition of existing office building and erection of a cold store warehouse (B8 use class), with ancillary drivers rest accommodation with associated parking and landscaping, the closing of the existing access with formation of a new means of access.

**Applicant:** Pulleyn Transport Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 91 to 106 and Supplementary Agenda pages 3-18.

The Committee were advised that the Members' Update included:

- Proposed amendment to the report relating to floor space;
- Information regarding the mitigation and compensation strategy for bats;
- Clarification regarding the increase of traffic movements expected as a result of the development;
- Clarification of the reference made to the special circumstances of the business;
- Confirmation that the Policy Officer raised no objection to the proposal in respect of policy CP11;
- Illustration of the alteration of the pathway gradient to control egress;
- Proposed amendment to condition 2 to update plans;
- Proposed changes to condition 12 regarding external lighting;
- Proposed additional condition regarding the implementation of the mitigation and compensation strategy to ensure impacts on a protected species and residential amenity are mitigated;
- Proposed additional informative regarding the specification of bat tubes and bat boxes to be used for roost compensation.

Members had visited the site on Friday 7 October.

Thomas Rumble, Woolf Bond Planning, spoke on behalf of the developer in support of the application. He stated that the plan was supported by the National Planning Policy Framework (NPPF) as it offered local employment. He also commented on the access to the site, indicating that the plan would offer an improved view from Church Lane, a separate car park area, a bicycle store and a wider access to permit lorry movement.

Members raised questions regarding the increase in traffic movements and the impact of the proposed application on an area designated as countryside. The Planning Officer stated that the figures in the report presented a worst case scenario in terms of the increase of traffic movements and that this was offset by the improved driver and parking areas on the site and the change to the design to preclude lorries turning left. It was noted that, when viewed in the context of the existing site and the development of a landscaping bund, no harm could be demonstrated.

**RESOLVED:** That application No. 161631 be approved subject to the conditions set out in Supplementary Agenda pages 4 to 9, with the Report and condition 2 and 12 amended and the additional condition and informative as set out in the Members' Update.

**60. APPLICATION NO - 162328 LAND ADJACENT TO 9 MIDDLEFIELDS, RUSCOMBE**

**Proposal:** Full application for the proposed erection of 2no two bedroom semi-detached dwellings with associated parking.

**Applicant:** Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 107 to 120.

Members had visited the site on Friday 7 October.

It was noted that all the properties in the development were to be affordable homes. As such, the applicant could apply for the development to be made exempt from CIL.

In regards to comments in the report about congestion, Members were informed that a survey had been carried out by the applicant and which demonstrated that there was sufficient capacity for on-street parking in the surrounding area.

**RESOLVED:** That application No. 162328 be approved, subject to the conditions set out in Agenda pages 108 to 111.

**61. APPLICATION NO - 161452 1-3 COPPID HILL, BARKHAM ROAD, BARKHAM**

**Proposal:** Outline application for the erection of 3no 4 bedroom detached dwellings and 1no 2 bedroom bungalow with additional parking for 1 - 3 Coppid Hill (access to be considered).

**Applicant:** Mr P and D Robins

The Committee received and reviewed a report about this application, set out in Agenda pages 121 to 130 and Supplementary Agenda pages 19-30.

The Committee was advised that the Members' Update included:

- Clarification of the proposed parking provision including a revised plan;
- Proposed updates to plan numbers in condition 2;
- Proposed additional condition regarding the clearance of visibility splays in the interests of highway safety and convenience.

Members had visited the site on Friday 7 October.

Laurence Heath, Barkham Parish Council, spoke in objection to the application, outlining the concerns held by local residents in regards to traffic on the road and the positioning of the entrance to the development. He indicated that the 20 mph speed set for part of the road, as a safe road for Bohunt School, should be extended or that the entrance should be moved.

Bill Graham, WMG Architects, spoke in favour of the application on behalf of the developers, outlining that the application fitted with the NPPF as an in-fill build and that it met Wokingham Borough Council requirements. He stated that the design concerns expressed by the Parish Council were not covered by the current application and would be addressed as part of a future application for reserved matters.

In response to the speakers and Member questions, the Service Manager, Highways Development Management stated that there had only been two slight accidents in the last 5 years and that the presence of a mini-roundabout often resulted in slowed traffic movements. He outlined the changes to the original plan and explained the improvements that had been made to improve parking provision and that the indicative outline scheme could provide sufficient parking levels in accordance with the Council's standards, especially when considered in the light of the fact that the garages had not been included in the calculations.

**RESOLVED:** That application No. 161452 be approved, subject to the conditions set out in Supplementary Agenda pages 20 to 24, with the amendment to condition 2 and the additional condition as set out in the Members' Update.

**62. APPLICATION NO - 162396 2 HOLME GREEN, EASTHAMPSTEAD ROAD, WOKINGHAM**

**Proposal:** Application to remove condition 6 of planning consent F/2009/0075 for the proposed erection of single storey rear extension, first floor side dormer extension and creation of porch on front elevation. Condition 6 restricts permitted development rights relating to enlargements or alterations, alterations to the roof, construction of porches and construction of enclosures or outbuildings.

**Applicant:** Mr and Mrs S and J Rowbotham

The Committee received and reviewed a report about this application, set out in Agenda pages 131 to 142. There was no further update.

Members noted that the removal of the condition had been permitted by changes in regulations and that the neighbouring property, as the second of the two semi-detached houses, had no conditions limiting permitted development rights attached..

**RESOLVED:** That application No. 162396 be approved, subject to the conditions set out on Agenda page 132.

**63. 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 applications:

- 161596- Land to the West of Thames Valley Park Drive - Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping - to assess the impact of the development on the character of the area.
- 162329 – 21-26 Tape Lane, Hurst - Full application for erection of 11 dwellings with access, parking and landscaping - to assess the impact of the development on the character of the area including adjacent countryside.
- Ref: 162387 – Wheatlands Manor, Fleet Hill, Finchampstead - Full application for the proposed installation of domestic solar panel array - to assess the impact of the development on the character of the area including adjacent countryside.

Members considered the Quarterly Enforcement Monitoring Information included in the Members' Update. Members requested more information regarding the Enforcement Appeal Decision made on Upper Culham Farm.

**RESOLVED:** That a pre-Committee site visit be undertaken on Friday 4 November 2016 in respect of the following applications:

- 161596- Land to the West of Thames Valley Park Drive - Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping - to assess the impact of the development on the character of the area.
- 162329 – 21-26 Tape Lane, Hurst - Full application for erection of 11 dwellings with access, parking and landscaping - to assess the impact of the development on the character of the area including adjacent countryside.
- Ref: 162387 – Wheatlands Manor, Fleet Hill, Finchampstead - Full application for the proposed installation of domestic solar panel array - to assess the impact of the development on the character of the area including adjacent countryside.

# Agenda Item 68.

ITEM NO: 68

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161596	16/13	Earley	Bulmershe & Whitegates	Major application

**Applicant Location** Wokingham Borough Council  
Land To The West of Thames Valley Park Drive **Postcode** RG6 1PT

**Proposal** Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping.

**Type** Major  
**PS Category** 6  
**Officer** Justin Turvey

**FOR CONSIDERATION BY** Planning Committee on 9<sup>th</sup> November 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

The application is for construction of a 277 space Park & Ride facility.

The majority of the site is allocated for the provision of a Park & Ride facility within the adopted Wokingham Borough Managing Development Delivery Document, and the application is therefore acceptable in principle.

Although parts of the application site extend beyond the site allocation and are located within the countryside, the position of these areas, set between buildings and the railway embankment, and well screened from public vantage points, means the development is not significantly harmful in terms of countryside impact.

The development would not detrimentally impact upon the capacity of the highway network, and could in fact improve it by reducing vehicular trips into and out of central Reading and utilising the existing Thames Valley Park shuttle bus service.

Although a number of trees would be removed to facilitate the development, these are of limited amenity value and replacement planting is proposed as well as a landscaping scheme. The development would not have a detrimental impact upon the ecological value of the site subject to conditions.

The development would not impact upon residential amenity; however, the reduction in trips into and out of Reading could lead to a reduction in congestion and in noise and air pollution.

The application is before committee as a major development. The scheme does not conflict with aims of the development plan and is recommended for approval, subject to planning conditions as listed above.

## PLANNING STATUS

- Major development location (Partly)
- Countryside (Partly)
- Contaminated land consultation zone
- Landfill Gas consultation zone
- Proposed employment/commercial site

## RECOMMENDATION

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:**

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 referenced:  
Site Location Plan  
TVP/SK/006 D Preliminary Layout 6 - Layout  
TVP/SK/012 A Access Road Centre Line  
TVP/SK/013 A Longitudinal Section  
TVP/SK/014 A Preliminary Layout 6 – Indicative Landscaping West  
TVP/SK/015 A Preliminary Layout 6 – Indicative Landscaping East  
SK1900 2 – Bus Shelter Details  
2699-ATR-002 C Bus Swept Path Analysis  
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. The development hereby permitted shall be carried out in accordance with the details of the materials as submitted on the application forms and approved plans. Development shall not be carried out other than in accordance with the approved details.  
Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: Core Strategy policies CP1 and CP3
4. The development shall not begin until a scheme to investigate potential contamination of the site has been submitted to and approved in writing by the planning authority. The scheme shall follow the guidelines set out in BS10175 and shall begin with a full desk top study to include scale map, historical information for the site and the surrounding area, geology, hydrology, hydrogeology, a risk assessment for human, buildings and environment, and a conceptual model. A report shall be submitted and if on the evidence found an intrusive site investigation report will be required.

When an intrusive site investigation is necessary, the written report submitted to the planning authority is to contain the results, interpretation, analysis, remediation recommendations, and conclusions. The remediation works shall be

agreed in writing thereafter, and the development shall not be carried out other than in accordance with the approved details without prior written approval from the planning authority.

This condition will only be discharged when a site condition report and validation certificate are submitted post-remediation to the planning authority, or it has been agreed through the desk top study or intrusive site investigation that no further remediation is currently necessary, for the proposed end use.

Reason: Details are required prior to development because insufficient detail was submitted with the application, and to ensure that any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

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. This condition could only be required prior to the commencement of development to ensure that the development does not have a detrimental impact upon archaeology.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

6. The development shall not be brought into use until the proposed vehicular access to the site from Thames Valley Park Drive has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. The development shall not be brought into use until the footway/cycleway through the site has been constructed in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. The development shall not be brought into use until the bus stopping facilities have been constructed in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

9. The development shall not be brought into use until secure and covered parking

for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained 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.

10. Notwithstanding the approved details, 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: Details are required prior to development because insufficient detail was submitted with the application and in the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

11. Notwithstanding the approved plans, prior to the first occupation of any part of the approved development, full details of both hard and soft landscape proposals, including a Landscaping Masterplan 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. 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: Details are required prior to development because insufficient detail was submitted with the application, and in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

12. 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

13. a) Notwithstanding the approved plans, no development or other operation shall commence on site until a revised Arboricultural Impact Appraisal and Tree Protection Plan 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 tree protection measures shall be implemented in complete accordance with the approved details 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: Details are required prior to development because insufficient detail was submitted with the application, and 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.

14. Vegetation removal on site shall only be conducted outside the bird breeding season, March to August inclusive, or within 48 hours of an ecologist confirming the absence of breeding birds, if in March to August inclusive unless otherwise

agreed by the local planning authority.

Reason: To ensure that the Wildlife and Countryside Act 1981 (as amended) is complied with and breeding birds, their nests and eggs are not harmed or damaged. Relevant Policy: Core Strategy policy CP7.

15. Prior to commencement of the development an Ecological Mitigation and Management Plan to synthesise and provide detail of the mitigation strategies proposed in the Thames Valley Park P&R Breeding Birds Report v1 24.08.15, the Combined Report 001 CA CS 06.11.15, and the Construction Management Plan 060616 shall be submitted to and approved in writing by the local planning authority. The measures contained within the Ecological Mitigation and Management Plan, including slow worm relocation, shall be implemented in accordance with the approved plans unless otherwise approved in writing by the local planning authority.

Reason: Details are required prior to development because insufficient detail was submitted with the application, and to secure appropriate mitigation for protected species and a strategy to maintain biodiversity, as appropriate under Core Strategy CP7.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7

16. Prior to the commencement of the development hereby approved, the applicant shall submit a scheme of external lighting to the Local Planning Authority for approval. The scheme shall include location, height, type and direction of light sources and intensity of illumination as well as a lighting design strategy for biodiversity for light sensitive species, identifying areas of the site particularly sensitive for bats. The lighting shall be installed in accordance with the approved scheme and shall not thereafter be altered without the prior written consent of the Local Planning Authority, other than for routine maintenance which does not change the approved details.

Reason: Details are required prior to development because insufficient detail was submitted with the application, and in the interests of amenity and highway safety. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7

17. 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), no external lighting shall be installed on the site or affixed to any buildings on the site, other than lighting approved by condition on this consent.

Reason: In the interests of amenity and highway safety. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7

18. 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 surrounding environment 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.

19. Notwithstanding the approved details, no development shall commence until a Construction Environmental Management Plan has been submitted to the Local Planning Authority. The plan should detail items such as  
The broad plan of the phasing of the works and its context within the whole project;

- Baseline levels for noise, vibration and dust and details of any monitoring protocols that may be necessary during the works;
- Housekeeping procedures and environmental control measures;
- Any requirement for monitoring and record keeping;
- Contact details during normal working hours and emergency details outside working hours;
- Provision for reporting, public liaison, prior notification etc.;
- The mechanism for the public to register complaints and the procedures for responding to complaints;
- Prohibited or restricted operations (location, hours etc.);
- Details of construction operations highlighting any operations likely to result in disturbance and/or working hours outside the core working period, with an indication of the expected duration;
- The details of proposed routes for heavy goods vehicles travelling to and from the Assessment Site;
- Details of the works that involve interference with the public highway, including temporary carriageway/footpath closures, realignment and diversions.

In addition the plan should make note of any temporary lighting that will be used during the construction phase of the development. The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: Details are required prior to development because insufficient detail was submitted with the application, and to ensure disruption is minimised as much as possible during construction. Relevant policy: Core Strategy policies CP3 & CP6.

20. Development shall not commence until a drainage strategy plan, indicating how the runoff from the impermeable car parking areas link to the permeable car parking drainage areas, has been submitted to and approved in writing by the Local Planning Authority.

Reason: Details are required prior to development because insufficient detail was submitted with the application, and to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Relevant policy: National Planning Policy Framework and Core Strategy policy CP1.

21. The development shall install measures to achieve the Safer Parking Award under the British Parking Association's Safer Parking Scheme. Unless agreed otherwise with the Local Planning Authority the approved measures shall be implemented in full prior to first use of the development and shall thereafter be retained.

Reason: The Safer Parking Scheme is primarily aimed at the management of

criminal behaviour within the parking environment. Parking facilities that have achieved the award mean the parking operator has in place measures that help to deter criminal activity and reduce the fear of crime. For customers, using a safer parking facility means that the area has been vetted by the police and has measures in place in order to create a safe environment. Relevant Policies: Core Strategy Policies CP1 and CP3.

22. The Reptile Mitigation Strategy given in Ecology Surveys – Broken Brow (CA Ecology, November 2015), Ecology Surveys – Broken Brow Addendum (CA Ecology, September 2016) Figure 3 (CA Ecology, September 2016) and Ecology Surveys – Broken Brow Addendum (CA Ecology October 2016) shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority. A report demonstrating their implementation shall be submitted to the local planning authority on completion of the development.

Reason: To ensure that favourable conservation status of slow-worm, recognised as a section 41 species, is maintained locally in the course of the development.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7

23. Notwithstanding the submitted details, no development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

24. Notwithstanding the submitted details, prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so-retained.

Reason: In the interests of the amenity and landscape character of the area.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

25. 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.

Relevant policy: Core Strategy policies CP1, CP3 and CP6

## 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. 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.
3. 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).
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
  - addressing concerns relating to impact upon ecology; and
  - allowing for the submission of additional information relating to landscaping details.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

## PLANNING HISTORY

161514	Application for a Screening Opinion for an Environmental Impact Assessment for park and ride facility. Environmental Impact Assessment not required September 2016.
SO/2013/0376	Application for a Screening Opinion for an Environmental Impact Assessment for park and ride facility. Environmental Impact Assessment not required May 2013.

## SUMMARY INFORMATION

Site Area	1.35 hectares
Existing land use	Scrubland
Proposed land use	Park & Ride facility
Proposed floorspace	N/A
Change in floorspace	N/A
Proposed parking spaces	277

## CONSULTATION RESPONSES

Crossrail	No objection
Network Rail	No objection
Environment Agency	Do not wish to comment on this scheme
WBC LUTT	No objection
WBC Highways	No objection subject to conditions (6 - 10)
WBC Biodiversity	No objection subject to conditions (14 – 16, 22)
WBC Trees and Landscape	No objection subject to conditions (11 – 13, 23)
WBC Environmental Health	No objection subject to condition (19)
WBC Drainage	No objection subject to condition (20)
Berkshire Archaeology	No objection subject to condition (5)
Emergency Planning Officer	No comments received
Police Architectural Liaison	No comments received
SSE Power	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No objection
BBOWT	No objection subject to no net loss of biodiversity and mitigation for impacts on protected species (See paragraphs 38-44 and conditions 14-16, 22)
Local Members	No comments received
Earley Town Council	Object to the scheme because: <ul style="list-style-type: none"><li>- It represents an urban element which impacts upon the natural environment of the river,</li><li>- It would impact view from the river</li><li>- It would impact upon flora and fauna</li><li>- It would disturb existing contamination on site</li></ul>
Reading Borough Council	No objection

## REPRESENTATIONS

199 letters of objection with regards to the following:

Principle of development:

- Wrong location for a park and ride scheme (See paragraphs 6-10)
- Site should not be allocated for development (See paragraphs 6-10)
- Part of the site is located within the countryside (See paragraph 12)
- Precedent for future development along the Thames (See paragraph 26)

Highways/Traffic:

- Development would increase traffic (See paragraph 27)
- Development won't impact upon traffic into Reading (See paragraph 27)
- Scheme is too close to Reading Town Centre to work (See paragraphs 6-10)
- Scheme encourages car use (See paragraph 27)
- Public transport should be improved in other ways (See paragraphs 6-10)
- Scheme needs a dedicated bus lane (See paragraph 6-10)
- Cycles/motorcycles won't use the scheme given the costs Officer note: the cost of the scheme for users is not a material consideration)
- Lack of provision for cyclists (See paragraph 30)
- Better design for the bus stop required (See paragraph 30)

- Existing Park and Ride Schemes are underused (See paragraph 25)
- Home working will mean scheme not required (See paragraph 25)
- Impact upon highway safety (See paragraph 29)
- Parking at the Waterside Centre could be misused (Officer note: the applicant envisages that users would pay on board the bus)
- Should be considered alongside MRT proposals (See paragraph 26)
- Scheme only acceptable if MRT approved (See paragraph 26)
- Underground tunnel should be considered instead (See paragraph 26)
- Should build a train station here instead (See paragraph 26)
- Boat service should be considered instead (See paragraph 26)
- Relationship to third bridge proposals (See paragraph 26)

#### Environmental Concerns:

- Loss of amenity to adjoining land uses (See paragraph 32)
- Riverside should be left alone (See paragraphs 14-24)
- Loss/fragmentation of greenspace, public space (See paragraphs 14-24)
- Loss of dog walking areas (See paragraphs 14-24)
- Loss of plants, wildlife, biodiversity, ecological networks (See paragraphs 38-44)
- Value of site for wildlife hasn't been fully assessed (See paragraphs 38-44)
- Lack of assessment of the environmental impacts (See paragraphs 38-44)
- Breeding birds assessment is inadequate (See paragraph 43)
- No detailed landscaping plan (See paragraph 21)
- Impact upon local wildlife sites (See paragraphs 38-44)
- Towpath would be lost/less attractive (See paragraph 17)
- Development is too close to the river (See paragraph 17)
- Development won't reduce/would increase pollution (See paragraphs 36, 37)
- Noise and disturbance (See paragraph 36)
- Increase in air pollution (See paragraph 37)
- Errors in air quality assessment (See paragraph 37)
- Development in floodplain/would increase flooding (See paragraph 33)
- Residents need access to the river (See paragraphs 14-24)
- Potential for archaeology on site (See paragraph 45)
- Visual amenity of nearby residents (See paragraph 32)

#### Other Matters:

- Money could be used on other schemes, waste of money (Officer note: the cost of the scheme or alternative uses for the money are not a material considerations)
- No benefit to local community (See paragraphs 6-10)
- Cross town route has been abandoned (Officer note: not material to the consideration of this application)
- Impact upon Horseshoe Bridge (See paragraph 48)
- Loss of Waterside Centre campsite (See paragraph 18)
- Impact on campers at the Waterside Centre (See paragraph 18)
- No evidence of consultation with Reading Borough Council (Officer note: Reading Borough Council have considered this application at their Planning Committee and raised no objection to the scheme)
- Consultation has been undertaken at an inconvenient time (Officer note: the applicant hosted a public consultation event and the application submissions have been available for comment since June)

- Lack of public consultation (Officer note: the consultation on the application meets the requirements set out in this Council's Statement of Community Involvement))
- Scheme will increase crime and anti-social behaviour (See paragraph 47)
- Businesses may move out if site is developed (Officer note: It is not clear how the scheme would be of detriment to local business)
- If approved should be limited to one storey (See paragraph 16)
- Treasury 'Green Book' principles breached (Officer note: The Council's Legal Section advise that this is not a matter which would result in the Council being unable to determine the application)
- Issues with Council submitting an application on land it does not own (Officer note: The Council's Legal Section advise that this is not a matter which would result in the Council being unable to determine the application)
- Money grabbing scheme (Officer note: not a material consideration)
- Petition exists against this development (Officer note: an online petition with over 1500 signatories against a 400 space Park and Ride scheme (the proposed scheme is 277 spaces) exists but has not been submitted for consideration)

2 letters of support/neutral with regards to the following:

- Support principle of Park and Ride
- More Park and Ride schemes are a good idea
- Would lead to a reduction in traffic
- Would lead to a reduction in pollution
- Provides an alternative to driving into Reading
- Increases use of the existing shuttle bus service

#### **APPLICANTS POINTS**

- Site is allocated for a Park & Ride scheme
- Development will be funded by the Thames Valley Local Enterprise Partnership
- Park & Ride scheme will be a catalyst for economic growth
- Park & Ride scheme will result in carbon reduction
- Park & Ride scheme will reduce air pollution

#### **PLANNING POLICY**

National Policy	<b>NPPF</b>	National Planning Policy Framework
	<b>NPPG</b>	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)

Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
	<b>CC08</b>	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>SAL07</b>	Sites within Development Limits allocated for employment/ commercial development
	<b>SAL09</b>	Transport site allocations
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB25</b>	Archaeology
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide

## **PLANNING ISSUES**

### **Description of Development:**

1. The application site is a 1.35 ha parcel of land accessed from the 'Broken Brow' roundabout. It adjoins the roundabout to the east, the Great Western mainline railway embankment to the south and the Wokingham Waterside Centre, former Dreadnaught public house, Thames Valley Park Rowing Club and grassed areas with the Thames Path and River Thames beyond to the north. The site is largely scrubland.
2. The application is for full planning permission, relating to the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping.
3. The scheme involves a vehicular access from Broken Brow roundabout running parallel to the railway line which provides access to a hard surfaced car park. 277 car parking spaces, as well as motorcycle and bicycle spaces would be provided. A separate access from the roundabout provides an area for buses to pick up and drop off. Landscaping is proposed around the edges of, and within, the site.
4. The project arises in the context of funding provided by the Thames Valley Business Local Enterprise Partnership aimed at delivering sustainable transport. The site forms part a wider Park & Ride strategy which includes a replacement for the Loddon Bridge facility at Winnersh Triangle with 400 spaces and a 600

space facility at Mere oak, Three Mile Cross, both of which were granted planning permission in 2013 and are operational.

**Principle of Development:**

5. 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.
6. The majority of the site is allocated for employment/commercial or transport development as set out in the Adopted Wokingham Borough Managing Development Delivery Document (2014) ('MDD') Policies SAL07: *Sites within Development Limits allocated for employment/commercial development* and SAL09: *Transport site allocations*.
7. Policy SAL07 identifies Land at Thames Valley Park (Broken Brow), Earley for the '*delivery of around 2,700 sq m floorspace for C1 and/or D2 use (site EA105) or for a Park & Ride under Policy SAL09: Transport site allocations*'.
8. Policy SAL09 identifies Land at Thames Valley Business Park (Broken Brow), Earley as '*appropriate for the delivery of the uses defined in policy SAL07 or a Park & Ride facility and associated development*'.
9. In addition, Policy PT8 of the Wokingham Local Transport Plan 3 identifies this site for a 'Park & Ride located in Thames Valley Park to complement the high quality express bus services or mass rapid transit along the A4 or A329 corridors into central Reading'.
10. The Local Transport Plan also shows safeguarded land for the future provision of a sustainable transport link to Reading (which is also referred to in Policy CP10 of the Council's Adopted Core Strategy). Any application for a Park & Ride must demonstrate that it would not prejudice the delivery of this, and the connections between the two schemes are discussed further below.
11. In addition, an area of the site is also shown as being safeguarded for rail improvement works; however, the Crossrail Project Team have confirmed that they have no comments on the scheme. As such, the scheme is considered to not prejudice any works associated with Crossrail.
12. The submitted plans show the proposed use covering a greater area than that which has been allocated under Policies SAL07 and SAL09 and therefore areas of the proposed development site, mainly to the west, but also a slither of land to the east, are subject to the requirements of Policy CP11, as they fall outside of development limits. Policy CP11 is criteria based, and this type of application does not fall within the exceptions as set out under the policy (rural enterprises, community facilities or residential extensions); however, it is inevitable that the small gap between the site allocation and the roundabout would be subject to some form of development, at the very least to provide vehicular access to the allocated site, and there is therefore no in principle objection to this. The area of

the site outside of the allocation to the west of the site is a small strip of land set between the rowing club buildings and the railway embankment, and as such, it is not considered that the development of this part of the site would conflict with the aims of CP11 in terms of protection of the separate identity of settlements and maintaining the quality of the environment.

13. A Park & Ride facility is therefore considered to be acceptable in policy terms and suitable for the site.

#### **Character of the Area and Countryside:**

14. The site currently consists of made up undulating ground with some scrub and tree cover. There are no protected trees within or adjacent to the site. It is not a high quality landscape but does function as a buffer between the existing built up area to the south of the railway line and the sensitive riverside landscape of the River Thames and which is recognised as important for local amenity and the many users of the Thames National Trail.

15. The Wokingham District Landscape Character Assessment (WDLCA) identifies this area as being within the Character Area B2: Thames River Valley with Open Water, and is judged to be of moderate quality. Overall this character area has low sensitivity; however the WDLCA also identifies that the immediate river corridor and channel are highly sensitive to change. The landscape strategy is to conserve the positive characteristics of the landscape character and provide opportunities to enhance the character and condition of the landscape to ensure the area remains an attractive recreational landscape. Policy TB21 of the MDD recognises that any new development should respect the landscape character of the area and provide for protection and enhancement of that area, whilst Policy CC02 of the MDD seeks to ensure that proposals respect the transition between the built up area and open countryside.

16. The majority of the site is allocated for either office/commercial use or a Park & Ride, and it is therefore inevitable that some changes to the character of the area, including in terms of landscape, has been accepted through the Local Plan process and would take place whichever of the site allocations were progressed. In terms of visual impact, it is considered that the Park & Ride, which proposes one built structure in the form a glazed bus shelter (3m wide, 1m deep and 2.6m in height), would be likely to have a lesser impact than an office/commercial building on the site.

17. In terms of impact upon the Thames and its setting, the site is set back at least 21m from the bank of the river. The vegetation on the northern boundary of the site (closest to the river and Thames Path) would be retained, and provide a buffer between the site and the public realm and river such that the closest area of hardstanding on the site would be approximately 30m from the river. Likewise, the existing well used public areas along the river, including the Thames Path, would be screened by vegetation. In the context of the significant buffer provided by existing vegetation, existing buildings (the Waterside Centre and boat house complex) and distance from the river, it is considered that the development would not have a significant detrimental impact.

18. Although a number of objections have been received on the basis of the impact

upon the existing Thames Path and the use of this site for recreation or public purposes, it is important to note that the application proposes no changes to the Path, and it is set well back from it, and the application site is not open for any public use or recreational pursuits. Comments have also been received in relation to impact upon/loss of the campsite by the Waterside Centre; however, the campsite would remain and a 5m belt of tree planting is proposed between the Park & Ride and the campsite.

19. As described above, the development would be well screened from views from the river and riverside to the north by existing vegetation, proposed landscaping and existing buildings. To the south, the site bounds the Great Western railway embankment, which is a significant visual barrier and therefore any possible views through the site looking from north to south from the riverside would see this as the visual backdrop rather than the application site. Views to the site from beyond the railway embankment to the south are not possible. The site tapers out towards the west, and therefore any views from public vantage points, which would be over a distance of at least 30m at the western edge of the site, are limited by this and by existing vegetative screening. Although the site would be open to the east and therefore highly visible to vehicles travelling along the A3290 or Thames Valley Park Drive as they reach the Broken Brow roundabout, this is considered to be a necessary consequence of its function as a Park & Ride, a scheme which is supported in policy terms.
20. Additional information in respect of an amended levels cross section has been submitted for consideration. This demonstrates that the development would not result in significant land raising or alterations to accommodate the scheme, which avoids the site being more prominent in views from across the river or from the Thames Path. A detailed levels plan is proposed to be conditioned (Conditions 23, 24).
21. A number of trees will need to be removed to facilitate the development; however, this is required in order to meet the sites allocation for either office/commercial space or a Park & Ride, and the majority of the trees to be removed are either Category 'B' or 'C' trees. The recommendations within the applicant's submissions include the submission of a landscaping Masterplan – whilst the general principles as submitted within the application, including the Indicative Landscaping Plan, are considered to be appropriate, it is considered necessary to require the submission of a landscaping Masterplan to ensure that appropriate replacement tree planting and mitigation is carried out. (Condition 11).
22. Within and adjoining the parking area, areas of tree and shrub planting are proposed which are considered to help break up the overall level of hardstanding proposed. The details of tree and shrub planting would be controlled through the landscaping Masterplan referred to above.
23. Details of lighting would be conditioned (Condition 16) and this issue is discussed further below.
24. Overall, therefore, the majority of the site is allocated for development, and therefore some changes to the character of the area are inevitable. The site, including the areas which extend beyond development limits, is set in the context of the large railway embankment, existing buildings and a large amount of

vegetation and therefore the visual impact of a Park & Ride scheme is considered to be limited from public vantage points. In addition, the scheme is sensitive to its environment, proposing significant tree planting and landscaping, which further reduces its impact upon the environment. The development is therefore considered to not conflict with the principles of Policy CP11 of the Core Strategy or Policies CC02 and TB21 of the MDD.

**Access and Movement:**

25. Whilst a number of objections have been submitted relating to the suitability of the site for a Park & Ride scheme, Policy SAL09 of the MDD and Policy PT8 of the Wokingham Local Transport Plan 3 identify the site as suitable for a Park & Ride facility, and therefore the principle of this development at this location has been established.
26. A number of comments have also been received which relate to the third Thames Crossing or to the East Reading Mass Rapid Transit (MRT) link. However, this application has been submitted by Wokingham Borough Council and solely relates to the Park & Ride as proposed. It is a standalone project which does not rely on the MRT link (which is at public consultation stage by Reading Borough Council) and the applicant confirms it would be built irrespective of whether a planning application for the MRT link was submitted and approved. Consideration of a potential future MRT scheme or Thames crossing is therefore not relevant to the consideration of this application.
27. In terms of impact upon the highway network, the majority of users of the site are anticipated to be drivers and passengers who would otherwise drive into Reading town centre directly from the east for work or leisure. As such, whilst the development would not reduce the number of trips on the network overall (as vehicles would still be using the road network), it would reduce the number of vehicles driving along the A4 beyond the A3290 into central Reading, thereby reducing congestion along Kings Road (A329) and London Road (A4) into and out of Reading.
28. The scheme proposes to use the existing shuttle bus service which runs between Thames Valley Business Park and Reading town centre, and it would therefore not result in additional bus movements into and out of Reading.
29. The Council's Highway Section have considered the traffic data and confirm that the development would not have a significant detrimental impact upon the operation of the Broken Brow roundabout or the local highway network generally, and the traffic generated by the development (which would largely have been on the network in any event) can be accommodated on the network.
30. The application proposes the provision of 277 parking spaces, which are all to standard and have acceptable manoeuvring space. The access to the site and circulation space within the site is considered to be acceptable for vehicles. The number of disabled spaces (6), motorcycle spaces (5) and bicycle stands (12) are considered to be acceptable. The parking and manoeuvring area for buses is considered to be acceptable. The Highways Team has also confirmed the proposed bus stop is acceptable.

31. A Construction Method Statement is submitted with the application. This is generally acceptable, however further details re HGV wheel washing and management of deliveries is required and therefore submission of a revised Construction Method Statement is proposed to be conditioned (Condition 10).

**Residential Amenities:**

32. The former Dreadnought public house, which is located within the Thames Valley Park Rowing Club, appears to have had a caretaker's flat at first floor level in the past; however, the status of this use and whether it is still taking place is unclear. The closest independent residential dwellings are some 200m from the site, separated by two railway lines and Suttons Business Park. As such, there is considered to be no significant impact upon residential amenity as a result of the development.

**Flooding and Drainage:**

33. Although it is recognised that the site is close to the Thames, the application site is located in Flood Zone 1 i.e. land with a low probability of flooding, and therefore the applicant has only had to submit a Flood Risk Assessment (FRA) because the site area exceeds 1ha. The Environment Agency have confirmed that they do not wish to comment on the scheme or the FRA as they are no longer a statutory consultee on this type of scheme under the Development Management Procedure Order as amended, but the FRA has been reviewed by the Council's Drainage Officer who confirms that the development would not exacerbate flood risk within the area, subject to a planning condition requiring submission of a drainage strategy plan demonstrating how the runoff from non-permeable parking areas to permeable areas would be accommodated as stated within the FRA submissions (Condition 20).

34. Subject to the receipt of this information through the submission of details under a planning condition, the development is considered to be acceptable in relation to flood risk and drainage.

**Environmental Health:**

35. The Council's Environmental Health Officer has recommended a precautionary approach in relation to contamination, including a planning condition (Condition 4) to ensure investigation of potential contaminants. Subject to this condition, there is no objection to the development on the basis of contamination.

36. Although noise from the development has been raised as a concern by objectors, the Council's Environmental Health Officer does not recommend any noise mitigation measures, although a Construction Environmental Management Plan would be required by condition (Condition 19).

37. Air quality has been raised as an objection by a number of objectors; however, the aim of the scheme is to reduce the number of private vehicle movements along the A4 and A329 into and out of central Reading, and utilises buses which are already using these routes. As such, the development should result in improved air quality overall rather than a reduction in it. The Council's Environmental Health Officer does not object to the scheme on this basis.

### **Biodiversity:**

38. A thorough ecological appraisal of the site has been undertaken by the applicant. The Council's Ecologist has reviewed this information, and confirms that the findings and mitigation measures proposed are acceptable.
39. The submissions confirm that there would be no impact upon great crested newts, and the Council's Ecologist agrees with these findings.
40. The submissions do confirm evidence that badgers have moved through the site but that a sett has not been located and the site is not considered to be an important foraging area. The Council's Ecologist agrees, and confirms that the layout of the scheme allows for the badgers to continue using the connected habitat alongside the river.
41. A medium population of slow worms has been identified on the application site. A large area of their habitat would be retained along the northern and southern boundaries of the site, however, habitat would be lost on site overall and the applicant therefore proposes mitigation in the form of a scheme of translocation to Kentwood Farm SANG. The applicant has agreed with the Council's Ecologist to provide a suitable area for translocation, with a greater area of suitable new habitat than that being lost on site (and therefore there is likely to be a long-term gain in overall slow worm population in the borough). Subject to conditions (15, 22), the development is considered to be acceptable in relation to slow worms.
42. Surveys indicate that there are unlikely to be bat roosts directly affected by the scheme, but the site is important for foraging and commuting bat species including Myotis and Nathusius Pipistrelles. Trees and vegetation are retained along the northern and southern boundaries of the site, and the use of lighting is proposed to be controlled through Condition 16 (which would include a restriction on use of the lighting to 7.30 PM, which is 30 minutes after the proposed closing time for the site). Condition 16 also requires a lighting plan, including details of column heights, luminance and hours of operation to ensure the development is acceptable in terms of ecological impact. Given this, the Council's Ecologist confirms that there would be no harm to bats.
43. The Council's Ecologist also confirms that the development would not have a detrimental impact upon breeding birds, subject to a condition (14) to restrict site clearance, and would also not have a detrimental impact upon habitats of principal importance or species of principal importance.
44. Subject to conditions, the development would not have a detrimental impact upon the ecological value of the site.

### **Archaeology:**

45. Due to potential archaeological remains in the area, the Council's archaeological consultant has recommended a condition (5) be placed requiring the approval of a written scheme of investigation prior to development occurring on site.

### **Other Issues:**

46. **Community Infrastructure Levy:** The development would not be a CIL liable development.
47. **Crime:** Objections have been raised on the basis of crime as a result of the development. As with other Park & Ride schemes within the Borough, it is considered reasonable for a planning condition requiring the scheme to achieve approval for the Safer Parking Award under the British Parking Association's Safer Parking Scheme (Condition 21).
48. **Heritage Assets:** Objections have been received regarding the impact upon the Horseshoe Bridge, over the River Kennet, which is Grade II Listed. However, the site is over 200m from the bridge and would not impact upon views towards the Listed Building.

### **CONCLUSION**

The majority of the site is allocated for the provision of a Park & Ride facility within the Council's adopted planning policies, and the application is therefore acceptable in principle. Although parts of the application site extend beyond the site allocation and are located within the countryside, the position of these areas, set between buildings and the railway embankment, and well screened from public vantage points, means the development is not significantly harmful in terms of countryside impact.

The development would not detrimentally impact upon the capacity of the highway network, and could in fact improve it by reducing vehicular trips into and out of central Reading and utilising the existing Thames Valley Park shuttle bus service.

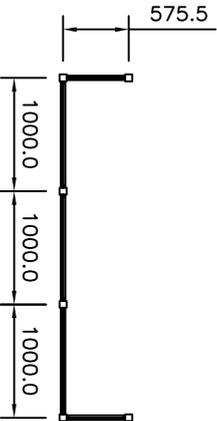
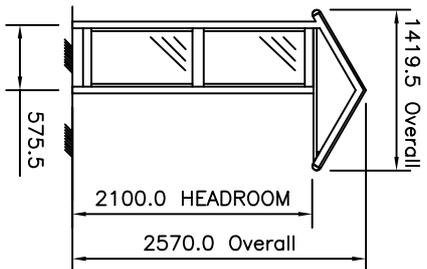
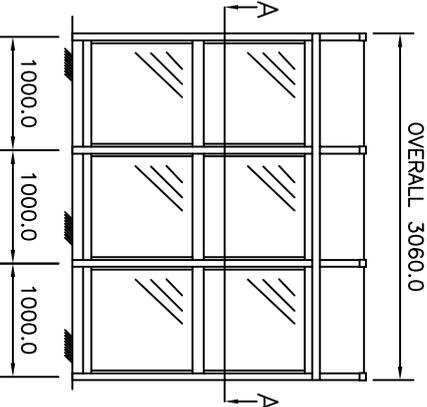
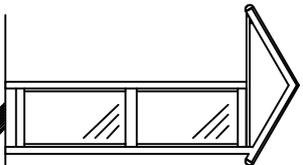
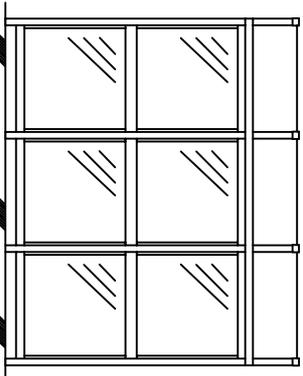
Although a number of trees would be removed to facilitate the development, these are of limited amenity value and replacement planting is proposed as well as a landscaping scheme. The development would not have a detrimental impact upon the ecological value of the site subject to conditions.

The development would not impact upon residential amenity; however, the reduction in trips into and out of Reading could lead to a reduction in congestion and in noise and air pollution.

The application is before committee as a major development. The scheme does not conflict with the aims of the development plan and is recommended for approval, subject to planning conditions as listed above.

### **CONTACT DETAILS**

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



SECTION A-A

**GENERAL SPECIFICATION :-**

- 3m x 1.38m ARUN CANTILEVER SHELTER
- PITCHED ROOF
- 2 No. HALF END PANELS
- MID-RAILS
- ROOF GLAZING - 4mm BRONZE OR CLEAR POLYCARBONATE
- SIDE GLAZING - 6mm CLEAR POLY., 8mm T/GLASS OR 2mm MESH
- DIG IN TO LEVEL SITE
- FRAMEWORK/ACCESSORIES POLYESTER POWDER COATED TO A STANDARD RAL OR BS COLOUR
- (TWO TONE COLOUR SCHEMES ARE AVAILABLE)

0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m	11m	12m	13m	14m	15m	16m	17m	A3
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Tolerances Unless stated

± 0.5	Holes	± 0.3
+ 0.1-0	Angles	± 0° 30"

2	SCALE CHANGE TO 1 : 50	Y.W.	280111
2	DRAWING SHEET CHANGE TO A3	Y.W.	280111
Issue	Description	Sig	Date

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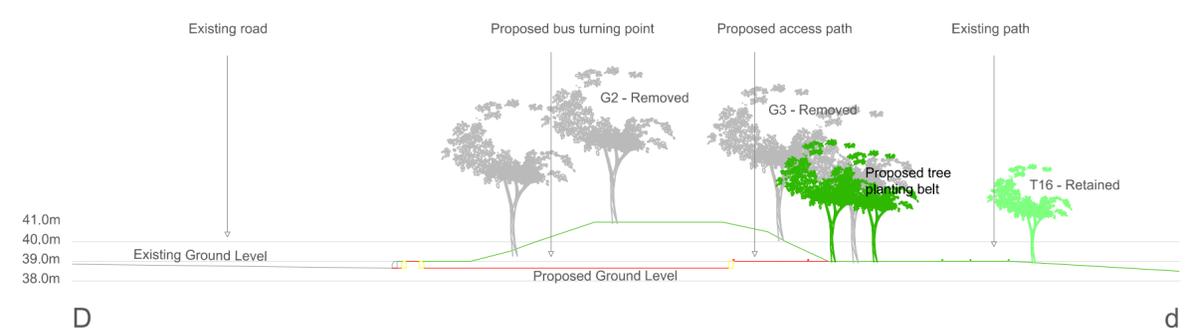
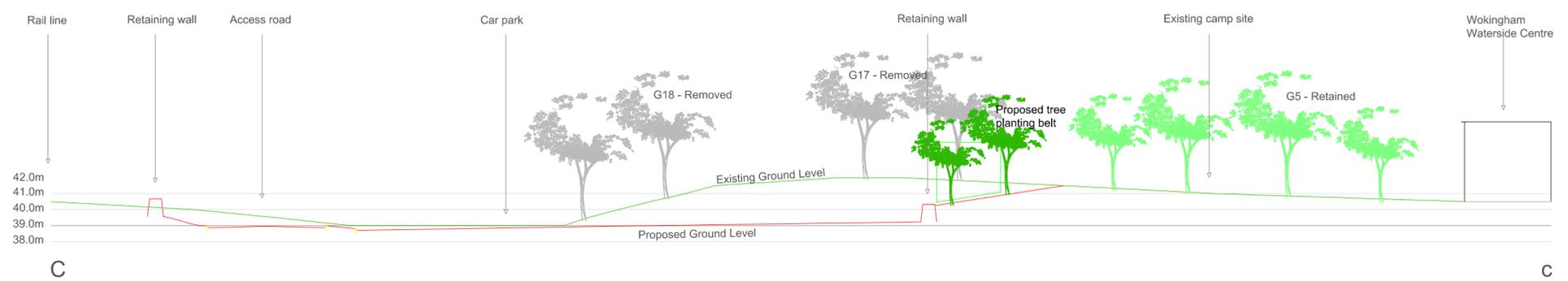
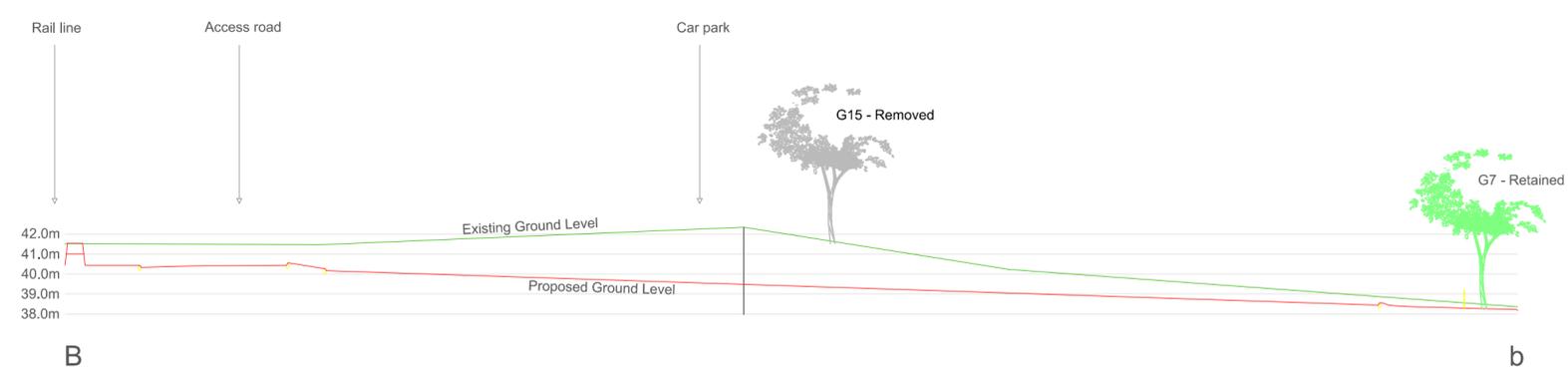
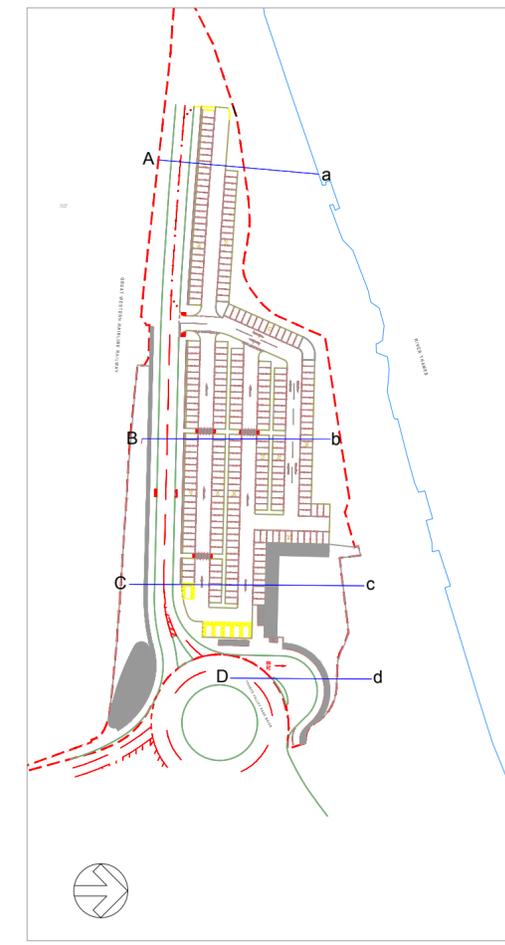
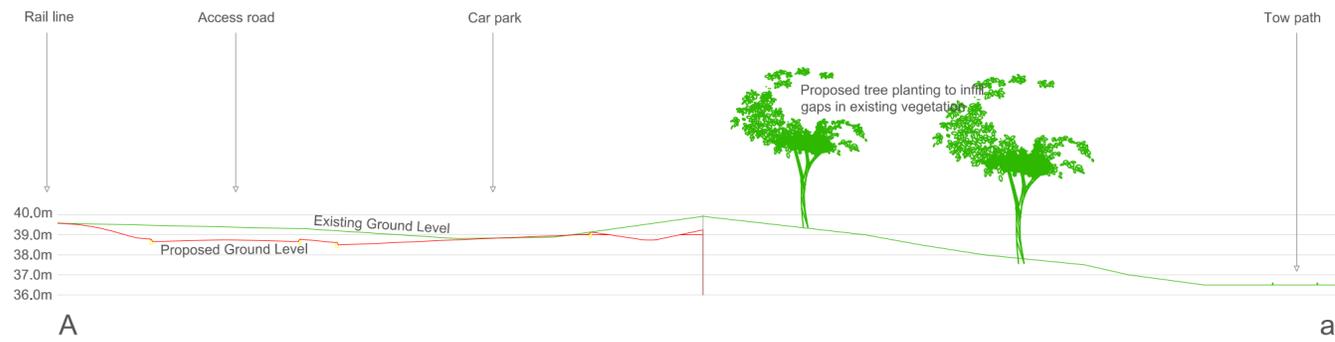
**QUEENSBURY**

Tel 023 92210052 Fax 023 92210059

Drawn	YAPING W	Title	1m(P)x1.38m(W) ARUN P/ROOF CANT. 1/2EP's
Date	28-1-2011	Scale	1 : 50
Checked		Drwg No.	SK1900
		Issue	2

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DO NOT SCALE



REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: **FOR INFORMATION ONLY**

Unit 9, The Chase, John Tate Road  
 Foxholes Business Park, Hertford SG13 7NN  
 Tel: +44 (0)1992 526000 Fax: +44 (0)1992 526001  
 www.wspgroup.com www.pbworld.com

CLIENT: **WOKINGHAM BOROUGH COUNCIL**

ARCHITECT: -

PROJECT: **THAMES VALLEY PARK & RIDE**

TITLE: **INDICATIVE CROSS SECTIONS**

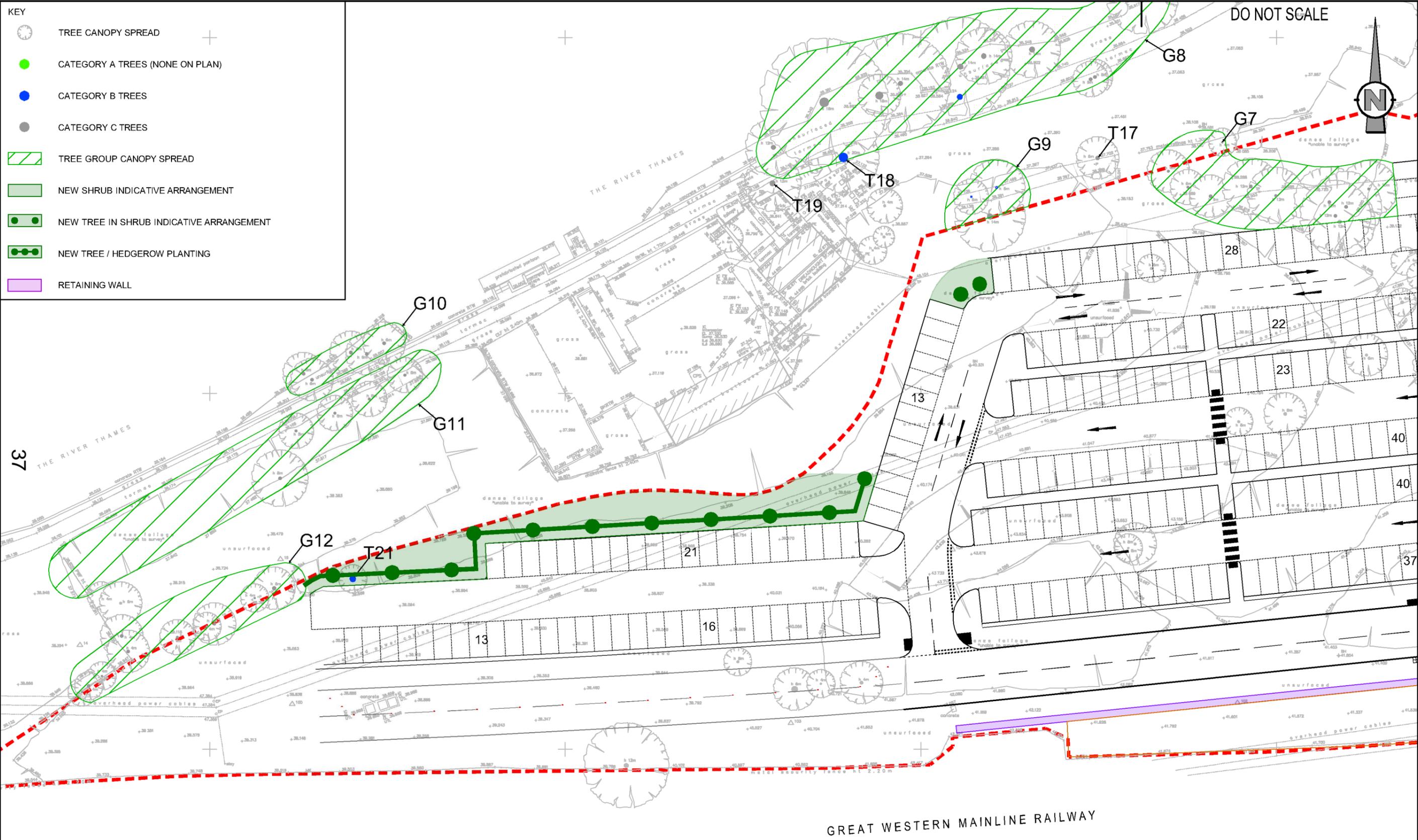
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PROJECT No: 5049	DRAWING No: TVP/SK/004	REV: A

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**KEY**

-  TREE CANOPY SPREAD
-  CATEGORY A TREES (NONE ON PLAN)
-  CATEGORY B TREES
-  CATEGORY C TREES
-  TREE GROUP CANOPY SPREAD
-  NEW SHRUB INDICATIVE ARRANGEMENT
-  NEW TREE IN SHRUB INDICATIVE ARRANGEMENT
-  NEW TREE / HEDGEROW PLANTING
-  RETAINING WALL



REV	DATE	BY	DESCRIPTION	CHK	APD
A	10/10/16	RJM	FIRST ISSUE	TB	TB
DRAWING STATUS: FOR INFORMATION ONLY					



**WOKINGHAM  
BOROUGH COUNCIL**

Shute End, Wokingham, Berkshire RG40 1BN  
Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

CLIENT:	WOKINGHAM BOROUGH COUNCIL
ARCHITECT:	

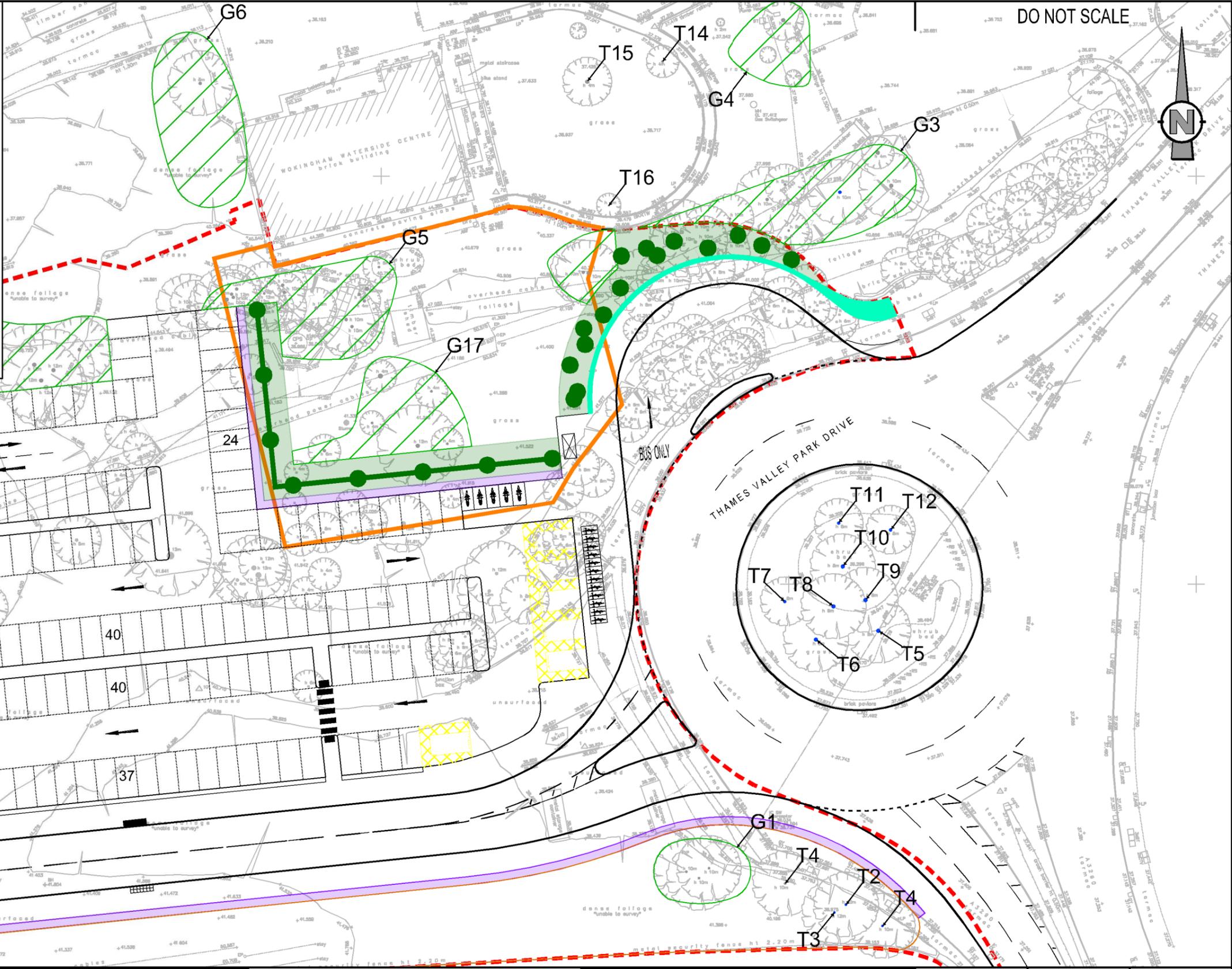
PROJECT:	THAMES VALLEY PARK PARK & RIDE
TITLE:	PRELIMINARY LAYOUT - OPTION 6 INDICATIVE LANDSCAPING PLAN WEST SIDE

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CAD FILE:	5049_TVP_SK_014	DESIGN-DRAWN:	RJM	DATE:	October 2016
PROJECT No:	5049	DRAWING No:	TVP/SK/014	REV:	A

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KEY	
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	CATEGORY A TREES (NONE ON PLAN)
	CATEGORY B TREES
	CATEGORY C TREES
	TREE GROUP CANOPY SPREAD
	NEW SHRUB INDICATIVE ARRANGEMENT
	NEW TREE IN SHRUB INDICATIVE ARRANGEMENT
	NEW TREE / HEDGEROW PLANTING
	GRASS STRIP
	RETAINING WALL



REV	DATE	BY	DESCRIPTION	CHK	APD
A	10/10/16	RJM	FIRST ISSUE	TB	TB
DRAWING STATUS: FOR INFORMATION ONLY					



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BOROUGH COUNCIL**

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Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

CLIENT:	WOKINGHAM BOROUGH COUNCIL
ARCHITECT:	

PROJECT:	THAMES VALLEY PARK PARK & RIDE
TITLE:	PRELIMINARY LAYOUT - OPTION 6 INDICATIVE LANDSCAPING PLAN EAST SIDE

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PROJECT No:	5049	DRAWING No:	TVP/SK/015	REV:	A

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DO NOT SCALE

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A	19/11/15	TRA	FIRST ISSUE	TRA	TP

DRAWING STATUS: **FOR INFORMATION ONLY**



**WOKINGHAM  
BOROUGH COUNCIL**

Shute End, Wokingham, Berkshire RG40 1BN  
Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

CLIENT:	WOKINGHAM BOROUGH COUNCIL
ARCHITECT:	

PROJECT:	THAMES VALLEY PARK PARK & RIDE
TITLE:	PRELIMINARY LAYOUT - OPTION 6 EXCLUDING CAMPSITE AREA & EXTRA SPACES 277 SPACES (INCLUDES 6 DISABLED SPACES)

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CAD FILE:	5049_TVP_SK_006	DESIGN-DRAWN:	TRA	DATE:	November 2015
PROJECT No:	5049	DRAWING No:	TVP/SK/006	REV:	B

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FROM: Justin Turvey Telephone: 0118 974 6349

DATE: 22 June 2016

CASE OFFICER	
PLANNING	
15 JUL 2016	
COPIES	
REMOVED	

**EARLEY TOWN COUNCIL PARISH CONSULTATION SHEET**

**Application Number:** 161596

**Proposal:** Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking's and associated vehicular access and landscaping. .

**Site Address:** Land To The West Of Thames Valley Park Drive, RG6 1PT.

**Applicant:** Mr Matt Gould.

Your observations are required in respect of this application **by 20/07/2016**.

Please send comments by Email to: [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk)

Councillors requested that this application be refused as they considered that the application represented an urban element which impacted on the natural environment of the River Thames and felt it lacked adequate landscaping to compensate for the existing that would be lost.

Councillors expressed concern that the works would disturb existing contamination on the site. They also expressed concern over the sustainability of the surface water drainage system.

Additionally it was considered that these plans would negatively impact both the view from the Thames and the existing flora and fauna.

SIGNED: \_\_\_\_\_ DATE: 12-7-16

*RP.* Clerk To Earley Town Council Parish/Town Council.

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<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
162140	12	Wokingham	Emmbrook / Norreys	Major

**Applicant** Linden Homes  
**Location** Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham  
**Proposal** Reserved Matters application pursuant to Outline planning consent O/2014/2242 (outline consent for up to 760 dwellings and associated infrastructure) for Phase 2b of the development involving the erection of 73 residential dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Appearance, landscaping, layout and scale to be considered.  
**Type** Reserved Matters for Major Application  
**PS Category** 1  
**Officer** David Smith

**FOR CONSIDERATION BY** Planning Committee on 9<sup>th</sup> November 2016  
**REPORT PREPARED BY** Delivery Programme Director

**SUMMARY**

The application relates to the Matthewsgreen Farm development site; a site comprising 34 hectares in total and situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The application site sits within the development Plan allocated North Wokingham Strategic Development Location (SDL).

Outline planning permission for up to 760 dwellings, a primary school, a neighbourhood centre, community facilities, a section of the Northern Distributor Road and associated works including open space was granted under planning application O/2014/2242 in March 2015. At the time it determined the planning application WBC accepted and established the principle and quantum of development on the site.

The current application is a reserved matters application submitted pursuant to the original outline consent for phase 2b of the development comprising 76 dwellings. The purpose of this application is to provide further detail in respect of the layout, scale, appearance, landscaping and access. The application broadly follows the parameters established and approved under the outline planning consent. Where deviation has occurred, in particular in relation to the heights of buildings along Toutley Road, the deviations do not substantially alter the development approved under the outline planning permission, are common across the SDL's, do not result in any additional harm and are considered to be justified in the local context.

The development is well designed having regard to the constraints and requirements of the site. It would not cause detrimental impact upon either the character of the area or the amenity of existing residents beyond which was considered acceptable at the outline stage. The proposal would also provide for an adequate level of amenity for the future occupants of the dwellings without detrimental impact on ecology, flood risk,

traffic and highway safety.

In design terms the proposals meet all the council's standards, including internal space, garden depths and parking. The garden of plot 48 is triangular in shape and only the apex of the footprint achieves the WBC 11m guideline, but this is the only garden that has an issue and the garden nevertheless provides a useable space.

It is noted that the Town Council and Emmbrook Residents Association have raised some issues regarding the proposals, these points have been assessed and where appropriate and possible the scheme has been amended to reflect these. This is addressed within the representations and planning issues sections of the report.

The reserved matters do not substantially deviate from the principles and parameters established by the outline planning permission. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

#### **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. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.

16-005-010 Rev A Location Plan  
16-005-011 Rev E Planning Site Layout  
16-005-014 Rev C Refuse, Cycle Storage and Car Space Identification  
16-005-015 Rev B Street Elevations Sheet 1  
16-005-016 Rev A Street Elevations Sheet 2  
16-005-017 Rev A Site Cross Sections Sheet 1  
16-005-018 Rev A Site Cross Sections Sheet 2  
16-005-019 Rev A Site Cross Sections Sheet 3  
16-005-020 Rev B Type A Floor Plans  
16-005-021 Rev B Type A Elevations and Sections

16-005-022 Rev B Type B Floor Plans  
16-005-023 Rev B Type B Elevations and Sections  
16-005-024 Rev B Type C Floor Plans  
16-005-025 Rev B Type C Elevations and Sections  
16-005-026 Rev B Type D Floor Plans  
16-005-027 Rev B Type D Elevations and Sections  
16-005-028 Rev B Type E Floor Plans  
16-005-029 Rev B Type E Elevations and Sections  
16-005-030 Rev B Type F Floor Plans  
16-005-031 Rev B Type F Elevations and Sections  
16-005-032 Rev B Type F Elevations and Sections Variant  
16-005-033 Rev B Type G Floor Plans  
16-005-034 Rev B Type G Elevations and Sections  
16-005-035 Rev B Type H Floor Plans  
16-005-036 Rev B Type H Elevations and Sections  
16-005-037 Rev B Type H Elevations and Sections Variant 1  
16-005-038 Rev B Type H Elevations and Sections Variant 2  
16-005-039 Rev B Type J Floor Plans  
16-005-040 Rev B Type J Elevations and Sections 1 of 2  
16-005-041 Rev A Type J Elevations and Sections 2 of 2  
16-005-042 Rev B Type K Floor Plans  
16-005-043 Rev B Type K Elevations 1 of 2  
16-005-044 Rev A Type K Elevations 2 of 2  
16-005-045 Rev B Type K Elevations Variant 1 of 2  
16-005-046 Rev A Type K Elevations Variant 2 of 2  
16-005-047 Rev B Type L Floor Plans  
16-005-048 Rev B Type L Elevations  
16-005-049 Rev B Type L Elevations Variant  
16-005-050 Rev A Type L Sections  
16-005-051 Rev B Type M Floor Plans  
16-005-052 Rev B Type M Elevations  
16-005-053 Rev A Type M Sections  
16-005-054 Rev B Type N Floor Plans  
16-005-055 Rev B Type N Elevations  
16-005-056 Rev B Type N Elevations Variant  
16-005-057 Rev A Type N Sections  
16-005-060 Rev A Block A Floor Plans  
16-005-061 Rev A Block A Elevations  
16-005-062 Rev A Block B Floor Plans  
16-005-063 Rev A Block B Elevations  
16-005-070 Rev A Garage Typical Single Plans  
16-005-071 Rev A Garage Typical Double Plans  
16-005-072 Rev A Garage Typical Double Hip Plans  
16-005-073 Rev A Garage Plots 22 and 31 Plans  
16-005-074 Rev A Garage Plots 35 and 36 Plans  
16-005-075 Rev A Garage Plot 41 Plan  
16-005-076 Rev C Garage Plot 42 Plan  
16-005-077 Rev A Refuse and Cycle Stores Plan  
16-005-078 Rev A Entrance Detail  
16-177-010 Rev F Proposed Levels Plan  
16-177-009 Rev D Surface Water Drainage Layout  
16-177-003 Topographical Survey

LIN20640-10 Rev B Landscape Masterplan

Accommodation Schedule

ITB11377/GA/001 Rev I Swept Path Analysis Large Refuse Vehicle Inbound

ITB11377/GA/004 Rev D Swept Path Analysis Large Car

ITB11377/GA/006 Rev A Swept Path Analysis Selected Driveway Large Car

ITB11377/GA/008 Swept Path Analysis Large Refuse Vehicle Outbound

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Notwithstanding the details shown on the approved plans, no occupation of the flats shall occur until such time as cycle parking serving the flats has been provided in accordance with details which have first been submitted to and approved in writing by the local planning authority. The cycle parking shall be provided in accordance with the approved details and thereafter permanently retained.

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, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

3. No dwelling house shall be occupied until the cycle parking serving it has been provided in accordance with the details of such hereby approved. The cycle parking shall be thereafter permanently retained.

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, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

4. The land within the visibility splays shown on drawing ITB11377-GA-005 Rev A 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. Notwithstanding the approved plans, the primary access roads of the development hereby approved shall be constructed with a minimum carriageway width of 5m, unless otherwise agreed in writing with the Local Planning Authority.

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

6. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it, including the unallocated spaces, have been provided in accordance with the plans hereby approved. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the

parking spaces shall remain available for the parking of vehicles at all times and the turning spaces shall not be used for any other 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.

6. The development hereby approved shall only be constructed to the finished ground levels and finished floor levels shown on drawing 16-177-010 A and the approved levels shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3.

7. The water butts and space for composting serving the dwellings, as detailed in the Design Statement (Architectus, July 2016), shall be provided prior to the occupation of the relevant dwelling.

Reason: To reduce refuse and enable the efficient use of water in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04.

8. The measures to reduce water consumption hereby approved, as set out in the Sustainability Statement (Linden, August 2016), shall be implemented in accordance with the approved details before first occupation of the relevant building.

Reason: To reduce water consumption accordance with Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04.

9. The internal and external spaces for the storage of refuse and recyclable materials for the dwellings hereby approved shall be provided prior to occupation of the relevant 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 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

### Informatives

1. This permission should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.

2. You are informed that this permission here relates only to the Reserved Matters submitted pursuant to condition 2 of the Outline Permission. It does not convey any written approval from the Local Planning Authority as may be required for any other of the conditions of the outline permission; details for which shall need to be submitted separately to and approved in writing by the Local Planning Authority.

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. 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.

5. 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.

6. 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.

7. 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.

8. Utilities - Any 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.

9. 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.

10. This consent does not include approval of materials to be used in the external surfaces of the housing, of external lighting, of boundary treatments, of full details of hard and soft landscaping, of tree protection, of landscape management, of ecological permeability, of reptile mitigation, of hedgerow protection, of veteran tree protection, of contamination, of parking management, of construction accesses, of surface water and foul drainage, of water capacity, of emergency water supplies, of archaeology, and of

noise protection ; details of which shall need to be submitted to and approved separately in writing by the LPA pursuant to conditions 5, 8, 13, 14, 16, 17, 20, 21, 22, 23, 24, 25, 29, 33, 38, 39, 40, 41, 42, 50 and 51 (as relevant) of the outline consent.

11. A construction management plan will need to be submitted to and approved in writing by the LPA pursuant to condition 9 of the outline consent. Hours of construction are controlled by condition 10 of the outline consent.

12. You are advised that the permitted development rights of the properties hereby approved have been restricted by conditions 7 and 32 of the outline permission.

### RELEVANT PLANNING HISTORY

**O/2014/2242:** Outline application for a 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 areas of open space and drainage/ attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road (Matters reserved – layout, landscaping, scale, appearance) - Approved March 2015.

**150093:** Reserved Matters for Phase 1 (100 units) - Approved Oct 2015

**152649:** Reserved Matters for NDR – Approved March 2016

**160765:** Reserved Matters for Phase 2a (82 units) – Approved July 2016

**162141:** PHASE 2b - Application for submission of details to comply with the following conditions of planning consent O/2014/2242 (02/04/2015) 3. Sub-Phasing 6. Levels 12. Design Statement 16. Tree Protection Plan 18. Earth Mounding And Contouring 27. Cycle Parking 28. Car and Motorcycle Parking 32. Vehicle Turning 38. Surface And Water Drainage 46. Water Butt/Composting 47. Water Consumption 48. Refuse/Recycling 50. Archaeology – Currently Pending Consideration

**162340:** PHASE 2b - Application for submission of details to comply with the following conditions of planning consent O/2014/2242 (Dated 02/04/2015) 13. Boundary Treatments 14. Landscape Details 17. Landscape Management Plan 20. Ecological Permeability 21. Reptiles 22. Hedgerows 23. Veteran Trees 24. Landscape and Ecological Management Team 45. Sustainable Development – Currently Pending Consideration

**F/2014/1216:** Old Forest Road SANG – approved September 2014

### SUMMARY INFORMATION

RM Site Area	3.67ha
Existing units	None
Proposed units	73
Number of bedrooms per unit	5 x 1bed; 16 x 2bed; 19 x 3bed; 27 x 4bed; 6 x 5bed
Proposed density - dwellings/hectare	20dph (32dph on 'developable area' excluding open space)
Number of affordable units proposed	16 (22%)
Public Open Space proposed	1.4ha
Proposed parking spaces	160 – 2.2 per dwelling

## CONSULTATION RESPONSES

WBC Waste Services	No objection
WBC Highways	No objection
WBC Environmental Health	No objection
WBC Drainage	No objection
WBC Public Rights of Way	No comment
WBC Landscape Architect	No objection
WBC Affordable Housing	No objection
Berkshire Archaeology	No objection. No further archaeological work is required with the Phase 2B area.
Thames Water	Habitable rooms should be at least 15m away from the pumping station assets [The closest building is 21m from the active Pumping Station].
SGN	No objection raised
Berks, Bucks and Oxon Wildlife Trust	No objection
Bracknell Forest Council	No comment to make

## LOCAL REPRESENTATIONS

Letters of notification were sent out to 169 neighbouring property addresses. The application was also advertised by way of site notice and press advert.

### Responses

#### Local Residents

1 representations have been received direct from local residents, raising the following objections:

- The outline consent showed two storeys along Toutley Road;
- Three storeys is out of keeping with the area; and
- Three storeys will reduce neighbouring privacy.

[See paragraphs 24-33]

Wokingham Town Council Comments (see appendix for full comments) [Officer comment in square brackets]:

- Considerable improvement in quality and sustainability than previous phases.
- Good mix of architectural styles with varied roof heights giving visually interesting and attractive appearance.
- Welcomes pavements and minimal use of shared surface areas.
- Welcomes the use of roof spaces in the larger three storey units for accommodation purposes helping to reduce the height impact of these larger buildings.
- Generally happy to provide support for this application, subject to a number of concerns as detailed below:
  - Internal road widths are absolute minimum size permitted by current regulations (generally just 4.8m) and are not wide enough to allow two large vehicles or a large vehicle and a car to pass each other. [The original road widths were designed at 4.8m to encourage slower vehicle speeds. Whilst in accordance with

design guidance and consistent with phase 1 of the development, in response to the concerns raised the applicant has widen the internal road widths to 5m. This is achievable with slight tweaks to the landscaping. The conditions proposed will deal with this matter.].

- Location of allocated parking spaces in relation to their plots (plots 37, 38 and 46) and a number of plots have not got allocated parking. [The allocated parking spaces for plots 37, 38 and 46 are all in close proximity to the rear garden accesses of the respective properties. In addition, whilst there is no allocated parking for Block A (7 flats), there are 20 unallocated spaces in close proximity to this block. This is sufficient to serve the needs of the development in accordance with WBC standards].
- Overlooking of plot 46 from Apartment block B. [The orientation of block B is such that views from rooms within that block into the rear of plot 46 would only be afforded by oblique angles and at distances of between 20 – 28m separation between buildings. This is not an unreasonable relationship in an urban environment and future residents will be aware of the circumstances in advance of purchasing the properties.]
- Concerns that the gardens of plots 17, 31, 37, 45 and 48 may be undersized. [The garden depths of plots 17, 31, 37, 45 and 48 are 11m, 12m, 11.6m, 11m and 11m respectively – the minimum size requirement set out in the design SPD. The garden of plot 48 is triangular in shape and only the apex of the footprint achieves the 11m, but the garden nevertheless provides a useable space].
- Concern about how the water levels of the balancing ponds located in the public open space area will be maintained.[The balancing ponds within the open space will only contain water during a 1/30 year storm event or greater, for approximately 3-6 hours at a time. Therefore, they will normally be dry, and there will be no possibility of stagnating water. Following construction, the open space will be transferred to WBC for ongoing maintenance].
- Advises that a CEMP needs to be provided before applications are fully approved. [The outline application requires the submission and written approval of a CEMP in advance of the relevant building works commencing; not in advance of the determination of the Reserved Matters. Construction management is not for consideration here].

Emmbrook Residents' Association comments [Officer comment in brackets]:

- Noise - this development will be impacted by noise from the NDR and the business estate on its northwest boundary. [Noise mitigation for the dwellings will be detailed, considered and implemented pursuant to condition 51 of the outline consent and does not require further consideration under this Reserved Matters application].
- Appearance and Layout - The proposal offers nothing innovative or interesting in the design of the dwellings. Similarly the layout follows the current design trend of a spine road with cul-de-sacs off it, which results in a development dominated by built form and hard landscaping. [See design section of the Assessment].
- Three storey buildings fronting onto Toutley Road & Brimblecombe Close - The proposed scale of properties for plots 17-22 and 35-40 (at three storeys) are not in accordance with the approved Parameters Plan Building Height, and are therefore non-compliant with the Outline Planning Submission approval. The proposed scale and design for these plots do not reflect the existing properties (all 2-storey in height) fronting onto the new development, which represent a distinctive character and townscape area consistent with much of the 1980s development in this part of Emmbrook. [See paragraphs 24-33 of the Officer

Assessment]

- Overlooking - The private apartment block encroaches into the 30m separation distance from neighbouring houses required by the WBC Design Guide. Although the block is at an angle to them, the dwellings affected here are plots 45 to 48 inclusive. [The 30m separation distance referred to relates to “back to back elevations (flats to houses)”. In this instance block B is orientated such that the flank elevations of the building are located at oblique angles to the rear building lines of dwellings 45-48. In this context the 20m+ building to building separations are considered reasonable to secure appropriate levels of privacy and outlook. Future residents will be aware of the circumstances in advance of purchasing the properties.]
- The rear garden of plot 48 does not comply with the WBC Design Guide due to the acute angle of its rear boundary. [The garden of plot 48 is triangular in shape and only the apex of the footprint achieves the 11m guideline, but this is the only garden that has an issue and the garden nevertheless provides a useable space].
- Lack of external amenity space for the affordable apartment block. [Three of the four upper floor flats are provided with private balconies and the block is located directly adjacent to the public open space which will provide a significant amenity value for the residents.]
- Cycle stores for 10 cycles cannot be adequate for the apartment blocks. [10 cycle spaces are proposed for block A (6 units) and 10 cycle spaces for block b (9 units). The number of cycle spaces proposed is in accordance with WBC standards].
- Whilst the parking complies with standards, there is a need for deviation from the guidance to take account of parking restrictions and other local factors. [The application complies with current parking standards and there is no reason to require additional provision in the circumstance].

## **PLANNING POLICY**

National Planning Policy Framework (NPPF)

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**

### Application Site

1. The application site forms part of the Matthewsgreen Farm development site, which itself forms part of a larger area designated under the Wokingham Borough Core Strategy as the North Wokingham Strategic Development Location (SDL). The Matthewsgreen Farm site comprises approximately 34 hectares in total and is situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The site is bounded to the south by Matthewsgreen Road, by Toutley Road to the west, by Twyford Road to the east, and by the Ashridge Stream watercourse to the north.
2. The site previously comprised mainly agricultural land, consisting of open fields, ditches, hedgerows and a mixture of trees in terms of age and type. There is also a small existing commercial operation located towards the southern boundary along Matthewsgreen Road.
3. Outline planning permission for the phased delivery of the Matthewsgreen Farm development (up to 760 dwellings and associated infrastructure) has previously been granted under application O/2014/2242. Reserved Matters planning permission has subsequently been granted for phases 1 and 2a and for the NDR. Development is progressing apace and first occupation of Phase 1 has occurred.

### Application Proposals

4. Reserved Matters planning permission is sought here for phase 2b of the development; which is located in the north west of the development, north of Toutley Road and south of Toutley Industrial Estate. This application is for the construction of 73 dwellings with access from the Northern Distributor Road (NDR), incorporating associated internal access roads, parking, landscaping and open space, footpaths and Sustainable Urban Drainage (SuDS).
5. This RMA seeks approval of appearance, landscape, layout and scale in accordance with Condition 2 from the outline permission. The site access from the NDR has been approved in association with the now part implemented Reserved Matters consent for the NDR.
6. A variety of housing typologies are proposed including terraces, semi-detached and detached houses, and two small scale three storey apartment buildings. The development would deliver 16 (22%) affordable dwellings on site. The buildings would range from 1 to 3 storeys.

### Principle of development

7. The principle of development has been established by outline planning permission ref: O/2014/2242 and forms part of the 1500 houses allocated within North Wokingham (Core Strategy Policy CP20).
8. 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 SDL wide development. This included requirements for on-site provision (affordable housing, the NDR, the primary school, the

community centre, the local centre and the open spaces) together with contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services. The Old Forest Road SANG, approved under application F/2014/1216, has been constructed to serve the recreation requirements of the development and thus mitigate its impact upon the Thames Basin Special Protection Area. The SANG is now open.

9. Whilst detailed matters of layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning consent establishes the broad parameters within which those matters need to be worked up in detail for the purposes of the Reserved Matters application submissions. It is important to note however that the parameter plans do not absolutely 'fix' matters of detailed design and that deviations from those plans may be accepted under the Reserved Matters applications where the deviations do not substantially alter the original planning permission approved and where the impacts do not result in significant harm to the local area.

Affordable Housing, Dwelling Mix and Standard of Accommodation

10. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The mix of dwellings proposed is as follows:

	Market	Affordable	Total
1 bed flat	3	2	5
2 bed flat	6	5	11
2 bed house	-	5	5
3 bed house	16	3	19
4 bed house	26	1	27
5 bed house	6	-	6
Totals	57	16 (22%)	73

11. The affordable housing delivery requirements of the development were established at the time of the outline planning permission. The outline application requires 35% affordable provision, comprising 22% provision on site and a commuted sum towards off-site provision. Phase 1 of the development included 24 affordable homes. Phase 1a includes 22 affordable dwellings. With the proposed phase 2b scheme, on-site affordable housing across phases 1, 2a and 2b would be at 24%; in line with the outline affordable housing requirements.
12. All of the dwellings have been designed to National Space Standards. Plots 6 and 10-16 (10%) are designed to Lifetime Home Standards and the remaining affordable units are designed to the National Space Standards and the Housing Association's own space standards. In addition, pursuant to condition 51 of the outline consent the dwellings will be constructed to achieve appropriate internal ambient noise levels which will be assessed under a separate conditions application. It is therefore considered the development will provide acceptable levels of amenity for future occupants.
13. The Borough Design Guide sets a minimum garden depth of 11m. The proposed layout complies with these requirements with all houses meeting or exceeding the minimum threshold. The garden of plot 48 is triangular in shape and only the

apex of the footprint achieves the 11m guideline, but this is the only garden that has an issue and the garden nevertheless provides a useable space. Moreover this unit is private and therefore buyers have the choice of purchase or not. In addition, permitted development rights of the properties have been removed by condition 7 of the outline permission so as to restrict unacceptable encroachment into these important garden spaces.

14. It is therefore considered that the development will provide a good mix, balance and quality of dwelling types, tenures and sizes so that a wide range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community. The development accords with the relevant policies of the development plan in this regard.

#### Reserved Matters - Detailed Design

15. Core Strategy Policies CP1 (Sustainable Development) and CP3 (General Principles for Development) requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character) and the North Wokingham SDL SPD.

#### Layout

16. The layout has not deviated significantly from the indicative masterplan provided at the time of the outline planning application. The total number of dwellings for this parcel remains as shown in the outline masterplan; which remains premised around the delivery of green space to the north and the retention of the most valuable landscaping of the existing site, including trees and hedgerows. It also retains the main access route extending from the southern corner through to the public open space in the north of the site, where the access road fans out east and west. Smaller access roads then radiate from the main route and serve clusters of buildings.
17. The layout works with the contours of the land and accommodates the drainage requirements of the site.
18. The affordable housing is located in the western corner of the site, with an apartment block benefitting from views directly across the green space to the north of the site. A private block of apartments is located midway along the south eastern boundary and faces the retained green corridor of hedgerow and trees.
19. Buildings line and address both the NDR (and houses opposite) and both sides of the access routes; with good address also to the green space to the north of the site to provide natural surveillance and discourage anti-social behaviour. Key buildings are also provided at junctions to improve legibility.
20. Car parking strategies has been provided via the use of both on plot and on street parking provisions. Parking courts have also been provided selectively to accommodate WBC's parking standards and help reduce the visible numbers of parking.

#### Appearance

21. A variety of housing typologies are proposed including terraces, semi-detached and detached houses, and two small scale apartment buildings. The architectural approach is traditional and incorporates forms and detailing consistent with the local vernacular. In this respect it pays particular regard to the illustrative street scenes contained within the Design and Access statement that accompanied the outline planning permission.
22. The palette of materials comprises red multi bricks, white and off-white render, vertical tile hanging (including rows of club tiles), red roof tiling, Edwardian and horizontal bar style casement windows, and gable style and lean to porches.
23. The range of housing types and styles ensures that there is diversity in the built form and a range of housing for future occupants. The diversity in terms of the style of the dwellings is achieved through the detailing such as heights, design and roof form. This will help to provide a clear and legible neighbourhood.

### Scale

24. The scale of development broadly follows the parameter plans that were considered and approved under the outline planning permission; albeit that there are deviations by way of the introduction of three storey houses along the NDR frontage north of the central spine access (previously identified for two storey development) and three storey houses along the open space frontage to the north (previously identified for 2 ½ storey development).
25. In this regard it is important to note that the parameter plans listed against the outline permission did not absolutely fix the scale of development coming forward via the Reserved Matters application. Scale was one of the matters reserved under the outline application and therefore is to be assessed at this stage where greater detail is submitted. It should be noted that condition 1 (which listed the height parameter plan) allowed for this explicitly including the wording “unless otherwise agreed in writing by the local planning authority”. Agreement in writing is effectively being sought here via this Reserved Matters application.
26. It is also important to note that the outline parameters plan did identify that three storey development was acceptable in this parcel and specifically on the NDR where an area was shown at the southern corner of the site (south of the central spine access). The NWSDL SPD also identifies that adjacent to the Primary Street (the NDR) buildings should create well enclosed streets and spaces with a more ‘urban’ feel and that taller properties can be justified where appropriate. Moreover three storey buildings are generally accepted and found along the main distributor roads within the SDL’s, as is evident elsewhere within North Wokingham at Kentwood Farm (Mulberry Grove) and also at South Wokingham.
27. At the time of the outline application, it was anticipated that the hedgerow and trees along the eastern edge of Toutley Road would be retained and incorporated into the layout of the development. That hedgerow would have formed a visual and physical separation between the NDR and the new houses and, in that context, two storey houses would have been entirely appropriate. That position has now changed however, with the removal of the hedges and trees agreed following consultation with local residents and undertaken pursuant

to Reserved Matters planning permission for the NDR. It follows therefore that the relationship of the new houses within the streetscene context of the NDR is markedly different than was originally envisaged when the heights parameter plan was devised. New planting will be installed along the NDR which will help screen the new buildings from the existing dwellings to the south west.

28. The increase in height of the NDR frontage properties is a design response to the evolved circumstances at the site. To achieve appropriate enclosure to the NDR, a key design consideration on primary streets, it is generally established that the height of buildings should be in proportion to the width of the intervening public space. For example, the Manual for Streets recommends that for typical streets a height to width ratio of 1:3 is generally effective. Where three storey buildings are proposed here, the facing separations to buildings across Toutley Road are all in excess of 37m which is considered appropriate. This would result in a height to width ratio of 1:3.5. These are significant separation distances for an urban environment.
29. There are a number of trees and hedgerows within the front curtilages of the existing Toutley Road properties which would not be affected by the proposed development, including the construction of the NDR. In addition, the NDR proposes significant tree planting in addition to the landscaping to the frontage of the phase 2b development parcel. This landscaping will significantly soften the visual impacts of the development proposals in this location.
30. Whilst the housing to the western side of Toutley Road is two storey in height, the physical separation to the new dwellings provided by the tree lined NDR is sufficient to accommodate the localised increase in scale (by one storey) without harm to the overall character and appearance of the area. The properties to the west of Toutley Road are of their time and should not prohibit a modern development coming forward that pays suitable design regard to the local context. Given the design quality of the development and the inherent benefit of the three storey dwellings in providing enclosure to this primary street, it is considered that the new houses will be a sympathetic extension to the existing Wokingham neighbourhoods.
31. To the north, along the frontage with the public open space, the height increase from 2 ½ storeys to three storeys is marginal and, given the design quality of the development, will not overbear the open space.
32. The separation distances to existing dwellings are sufficient such that the increase in heights from the outline parameter plans do not give rise to significant unneighbourly impacts beyond those that were considered and accepted at the time of the outline planning application – such as loss of daylight, sunlight, outlook or privacy. Neither do the increases result in wider ‘landscape impacts’ beyond those that were considered at the time of the outline consent.
33. For the reasons set out above, the increases in height from those shown on the outline parameter plans are considered acceptable.

#### Landscaping

34. The applicant has carefully considered the landscaping within the site masterplan

and the proposals follow detailed input from WBC's Landscape Architect. Where ever possible, existing trees and hedgerows are to be retained as integral features of the development and extensive additional tree planting is proposed.

35. To the north of the site a large area is to be landscaped as public open space in accordance with the parameters secured under the outline consent. These measures, together with the proposed boundary treatments, will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. The landscaping provisions add significant quality to the residential environment.

36. The open space within the development, including the dry attenuation basins, will be delivered before first occupation of the phase and maintained thereafter for a year by the developer before being transferred (with maintenance contribution) to Wokingham Borough Council. This arrangement is set out within the S106 agreement of the outline planning permission.

#### Neighbouring Residential Amenity

37. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

38. All dwellings on the site are sufficiently distant from all neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. Separation distances to existing dwellings to the west of site, where the new development would be closest to existing properties, would all achieve separations in excess of the standards set by WBC's Borough Design Guide.

39. Noise, disturbance and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent; which require the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.

#### Ecology and Biodiversity

40. Core Strategy Policy CP7, carried forward by MDD LP 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.

41. The Reserved Matters development follows the principles of ecological protection for this parcel established under the indicative plans and strategies of the outline consent and, subject to the implementation of the various strategies, there would be no significant impact upon ecology. Detailed matters of such will be agreed and formally secured pursuant to the relevant conditions of the outline consent – current application 162340.

## Transport, Highways and Parking

42. The routes within the site will have a clear hierarchy. The NDR provides the primary street, from which 5m wide secondary access streets would serve the site with smaller access roads then radiate from the main internal routes to serve clusters of buildings. All roads are designed in accordance with Manual for Streets.
43. The Reserved Matters application is supported by a number of documents/plans, including vehicle tracking, visibility splays and details of servicing which demonstrate the safety and functionality of the highway provisions. No objection is raised to the layout of the development in as far as that relates to function and safety.
44. In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, the development will incorporate parking in line with the Council's standards, as follows:

Type	No. spaces	Ratio (76 dwellings)
1. Allocated (excluding garages)	114	1.6
2. Unallocated	31	0.4
3. Visitor	15	0.2
<b>Total Allocated + Unallocated + Visitor</b>	<b>160</b>	<b>2.2</b>
4. Garages	36	0.5
<b>Total Allocated + Unallocated + Visitor + 0.5*Garages</b>	<b>178</b>	<b>2.4</b>

45. Allocated parking is proposed on the site by a combination of on-plot parking (drives, garages and carports), 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. The on-street parking will be managed in accordance with details that will need to be submitted to and approved in writing by the LPA pursuant to condition 29 of the outline consent.
46. A number of the unallocated parking spaces are located adjacent to the affordable housing and flat block to the west of the site. These are 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.
47. 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. The visitor spaces are evenly dispersed throughout the site.

48. Refuse bins for the two apartment blocks are located within designated stores within the car parks. These are located close to the entrance of the car parks, for ease of collection for refuse vehicles. WBC's refuse team no longer favour designated collection points within developments. Tracking information has been provided to demonstrate a refuse vehicle will be able to collect waste from the development in accordance with WBC guidance.

49. Condition 27 of the outline planning consent requires the provision of cycle storage in line with the Council's standards; as currently set out in MDDLPP Appendix 2. The requirement is for 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. For the houses it is proposed that cycle parking is provided on site within either garages or sheds. All dwellings have been provided with sufficient space for cycle storage / parking in accordance with the above requirements.

50. At the time of writing, the cycle stores for the flats are too narrow to accommodate easy access. A condition is therefore recommended to deal with this issue.

#### Flooding and Drainage

51. Core Strategy Policy CP1 and MDDLPP Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by managing surface water in a sustainable manner.

52. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and attenuation basins, before being discharged at the greenfield run-off rate to the watercourses along the boundaries of the site. Sufficient evidence, including micro drainage calculations, have been provided and demonstrate that the surface water run-off generated up to and including the 1 in 100 year storm event (plus an allowance for climate change) will be accommodated on site so that it will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development therefore will not exacerbate flood risk over its lifetime. WBC's Flood Risk and Drainage Advisor has reviewed the drainage strategy for the site and is satisfied with the details. The drainage strategy, whilst submitted to support the Reserved Matters Application, will in due course need to be formally agreed under separate application 162141.

#### Land Contamination

53. The site is agricultural in use and low risk in terms of land contamination. Matters of contamination will be considered and mitigated pursuant to the requirements of conditions 25 and 26 of the outline permission and do not need further consideration under this Reserved Matters Planning Application.

#### Sustainable Design and Construction

54. 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.

55. However, the Government has implemented a new approach for the setting of technical standards for new housing. This has rationalised the pre-existing and many differing standards into a simpler, streamlined system. The Government set out its policy on the application of these standards in decision-taking and plan-making in a written Ministerial Statement. The statement withdrew the Code for Sustainable Homes. As the Code for Sustainable Homes has been withdrawn, WBC can no longer require building to Code Level 4 as a condition to planning consent. However, Part L of Building Regs effectively requires the equivalent energy efficiency as Code Level 4. Given the Government's new approach for the setting of technical standards, Bovis have currently got an application in with the LPA for the removal of condition 44 of the outline permission. Committee therefore need not consider this matter further under this Reserved Matters planning application.

#### Heritage Assets

56. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings. There are no designated or undesignated heritage assets within the site. Furthermore, it was established at the outline application stage that the development, subject to the land use distribution and height parameters approved at that time and brought forward here, would not have a detrimental impact upon the special interest or setting of any neighbouring Listed Buildings and Conservation Areas. There is nothing within the current plans that would alter that conclusion.

57. In terms of archaeology, results of archaeological trial trenching do not highlight any areas of archaeological potential in relation to the area included within phase 2b. WBC Officers therefore accept Berkshire Archaeology's advice that no further archaeological work is required with the Phase 2b area.

#### Conditions Discharges

58. In addition to the Reserved Matters, WBC are in receipt of applications 162141 and 162340, which seek approval of various details pursuant to the conditions of the outline consent. A number of those submissions are either required with the Reserved Matters application and/or help to inform, or are intrinsic to, this officer recommendation for the Reserved Matters. The matters, where relevant, have been taken into account in this officer recommendation. Those matters will need formal discharge following the Committee's resolution on this Reserved Matters application. Such discharge has been purposely delayed by WBC Officers until such time as detailed matters of design (layout, scale, appearance, landscaping and access) have been established as acceptable. Discharge, if appropriate, will follow under Officers' delegated powers.

**CONCLUSION**

The reserved matters do not substantially deviate from the principles and parameters established by the outline planning permission and where the development proposals do so this has been considered and deemed appropriate. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the application should nevertheless be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

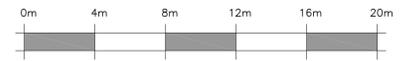
**CONTACT DETAILS**

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

**Enclosures****Appendix A – Application Drawings****A1 – Site Plan****A2 – Toutley Road Elevations****A3 – Cross Section of Toutley Road****Appendix B – Wokingham Town Council Full Comments**



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Plot 01-05

Plot 06

Plot 17-18

Plot 19-20

67



Plot 19-20

Plot 21-22

Plot 35-36

Plot 37-38

Plot 39-40



B 06.10.16 CW JR Plots 1&2 Joined To Plots 3-5 To Form One Terrace.  
 A 25.07.16 CW JR Issued For Planning

REV DATE AMEN APP REVISION

**Architectus**

Architectural Design and Technology

Capella House, 4 Railway Approach, Worthing, West Sussex, BN11 1UR  
 Tel: 01903 821001 Fax: 01903 821711 Email: designoffice@architectus.co.uk

CLIENT: Linden Homes Chiltern

PROJECT: Phase 2B, Matthews Green, Wokingham, Berkshire.

DRAWING: Street Elevation Sheet One

DRG. NO. 16/005/015B

SCALE: 1:100@A1 DATE: June 2016

DRAWN: CW APPROVED: JR

This drawing is the copyright of Architectus Limited. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that all works are in compliance with the current requirements of statutory regulations (Building Regulations, British Standards etc.)

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NOTE:  
Levels are indicative only and subject to full technical design and final approval of the planning authority. Existing trees indicated are shown as indicative only.



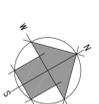
SECTIONAL ISOMETRIC VIEW A.A



SITE PLAN

LEGEND:

- 1 Private Road
- 2 Specimen Tree Acer Camppestre (1.2M)
- 3 Proposed Shrub Planting, Native Hedge (1.8M)
- 4 Proposed Footpath 3m Wide
- 5 Northern Distributor Road (NDR) Tree Belt
- 6 Proposed Verge Existing Footpath
- 7 Existing Private Front Garden



# Preliminary

REV DATE AMEN APPR REVISION



CLIENT: Linden Homes Chiltern

PROJECT: Phase 2B, Matthewsgreen, Wokingham, Berkshire.

DRAWINGS: Sectional Isometric View & Context Plan

DRG. NO. 16/005/110P  
 SCALE: NTS  
 DRAWN: LWM  
 DATE: Oct 2016  
 APPROVED: JR

This drawing is the copyright of Architectus Limited. The contractor should check all dimensions on site. No compliance with the current requirements of statutory regulations (Building Regulations, British Standards etc.)

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## COMMENTS ON MATTHEWS GREEN PHASE 2B – LINDEN HOMES 162140 AND 162141

### General Observations

In the opinion of this committee this application represents a considerable improvement in quality and sustainability than that provided by the phases of this development that have already been approved.

The general street scene and layout seems to provide a good mix of architectural styles with varied roof heights giving visually an interesting and attractive appearance.

In particular we welcome the presence of pavements and minimal use of shared surface areas within the development. We also welcome the use of roof spaces in the larger three storey units for accommodation purposes helping to reduce the height impact of these larger buildings.

We are generally happy to provide our support for this application subject to a number of concerns as detailed below.

### Internal Road Layout

The internal road widths are once again to an absolute minimum size permitted by current regulations being generally just 4.8 metres. Having examined the swept path diagrams and the 'Reserved Matters: Transport Statement' a number of areas of objection need to be raised.

If you overlay plans ITB11377-GA-001 (Refuse Vehicle Swept Path) and ITB11377-GA-004 (Large Car Swept Path) it is clear that in almost all the carriageways when refuse is being collected no other vehicle would be able to pass either in the same or opposite directions. The roads are not wide enough to allow two large vehicles or a large vehicle and a car to pass each other. We are especially concerned that this represents a health and safety issue in the event of access requirements for emergency services when large collection or delivery vehicles are present on site. We consider that if the road widths are to be maintained at 4.8 metres then passing places should be provided to minimise this risk or additional access to the site from further along Toutley Road. The ideal solution is to make the roads a little wider. The use of such narrow roads in new developments is causing issues elsewhere in the borough and in the opinion of this committee should be discouraged.

The Transport Statement in section 4.3.2 states 'it may be assumed that they (the large refuse vehicle) will be able to use the full width of the carriageway to manoeuvre'. This therefore indicates an assumption that in order to satisfy the requirements for access no one else is using the road and that no vehicle might be stopped or parked anywhere on the carriageway. This is not a practical assumption in the opinions of this committee.

In addition, section 4.3.5 of the same document states 'smaller vehicles that will require regular access (e.g. parcels and supermarket deliveries) will also be accommodated'. This clearly contradicts 4.3.2 which it says a large vehicle will use the full width of the carriageway, clearly not accommodating smaller vehicles.

Section 4.3.2 also states 'This shows that this refuse vehicle can safely enter, turn within, and leave the site in forward gear'. We believe this statement is questionable and that all these activities cannot be performed in forward gear.

The swept path analysis contains so many points that are dependent on no one parking outside of allocated parking and no one else using the carriageway that we have to question this current proposal as a sustainable layout.

We also consider that plan ITB11377-GA-004 (Large Car Swept Path) is inadequate in that it does not show actual access to the site and only shows a few metres of the relatively straight main access road and not the whole development.

The large vehicle swept path diagram assumes that the refuse vehicles will only enter and leave the site from the south which is likely to not be correct. Having again looked at the provided plans it would seem impossible for a large vehicle to enter the site from the northern end without at a minimum requiring it to cross the opposite carriageway. Being this is located on a bend we feel this could present a hazard to other road users.

#### Parking Provision

Whilst we welcome the greater than required minimum parking provision with the development a number of small observations need to be made. Some of the parking spaces are not that close to the plots to which they are allocated. For example, plots 37, 38 and 46. From the parking provision analysis a number of plots have '0' allocated parking. In an area where car ownership ratios are near the highest in the country this would seem inappropriate.

#### Layout

It would seem that plot 46 could be seriously overlooked from Apartment block B (Plots 50-58).

#### Garden Lengths

In the provided plans no garden dimensions appear to have been provided but we have concerns that the gardens of plots 45, 48, 31, 37 and 17 may be undersized.

#### Flooding

We note that the northern most tip of the development is in the 100 + 20 flood zone.

#### Balancing Ponds

Having examined the provided plans, we have a number of concerns about the balancing ponds located in the public open space area to the north east of the development.

How are water levels in these to be maintained?

If water levels are allowed to fall too low these ponds turn into an eyesore full of smelly rotting debris and like elsewhere in the borough become a dumping ground for rubbish. Allow the water to stagnate in warm weather and they become equally smelly with the subsequent emissions of sulphur (bad egg) gas caused by the breakdown of vegetation in the water. They will also attract in particular flying insects

which will detract from the usage of this public open space and provide an unpleasant and unnecessary hazard to users of the public open space and in particular to the residents of plots 67-70.

Unless proper controls are in place to manage this issue we believe that the sustainability of this public open space could be questionable.

Construction Environmental Management Plan

We would like to remind that in order to comply fully with the Outline Planning Permission a CEMP needs to be provided before applications are fully approved.

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# Agenda Item 70.

ITEM NO: 70

Development Management Ref Nos	No weeks on day of committee	Parish	Ward	Listed by:
162212 and 162213		Wokingham	Norreys	Major

**Applicant Location** Crest Nicholson  
Kentwood Farm Warren House Road Wokingham

**Proposals** 162212 - Full application for the proposed development of 6no two bedroom flats, 3no two bedroom houses and 1no three bedroom house, plus associated access, car parking and landscaping.

162213 - Reserved Matters application pursuant to outline planning consent (O/2011/0699 / VAR/2014/1846) for the development comprising 6no residential dwellings, access, garages, parking, internal roads, pathways, and associated landscaping and a section of the on-site Northern Distributor Road

**Type** Full Planning Application and Reserved Matters Planning Application  
**PS Category** 1  
**Officer** David Smith

**FOR CONSIDERATION BY** Planning Committee on 9<sup>th</sup> November 2016  
**REPORT PREPARED BY** Delivery Programme Director

## SUMMARY

The land is within the North Wokingham Strategic Development Location (SDL) and forms a small part of the 'Kentwood Farm' development site. Outline planning for the Kentwood Farm Phase 1 development was granted in July 2012 and this scheme is now part implemented, following approval of Reserved Matters in October 2014 (application RM/2013/1164). The North Wokingham SPD set out that this development parcel (Area B) should comprise 510 dwellings however due to the site constraints, design of Northern Distributor Road and the Council's standards, only 499 dwellings were accommodated within the extant consents.

Following initial approval, a realignment of the Northern Distributor Road (NDR) has been agreed with WBC at the south-eastern corner of the site. This results in a shift in the position of the road in this location further to the north, freeing up an area of land within the site. This has provided the opportunity for an additional 10 dwellings to be accommodated on the site, subject to reconfiguring the layout of six of the units previously approved under the Reserved Matters application (Plots 165-170).

Two interrelated applications are therefore before committee for consideration

- Application 162212 - A full planning application for 10 new dwellings (plots 275-284) in addition to the 274 dwelling granted and currently being implemented under the extant outline and reserved matters consents; and
- Application 162213 – A reserved matters application pursuant to the outline consent specifically to re-configure 6 of the residential plots previously consented under application RM/2013/1164 (plots 165-170) and to accommodate the

additional on-site section of the NDR.

The proposal for the additional 10 dwellings (Application 162212) is a separate standalone application and liable for Community Infrastructure Levy (CIL) payments of circa £1.9m which would be directed towards local infrastructure to mitigate the impacts of the development.

The Reserved Matters application (application 162213) includes the construction of a section of NDR not previously required of the developer; the cost of which would be offset against the S106 Strategic Transport Contribution of the Outline consent. Otherwise, given that the RM application amending plots 165-170 does not increase the number of dwellings already consented on the site, no further S106 obligations are required with respect to that element.

Both applications are designed to pay full regard, and as a natural extension, to the development coming forward under the extant consents for the Kentwood site. For application 162212 (the 10 new units), the affordable housing requirement would be met by a financial contribution to be applied by the Council to off-site provision in lieu of the provision of 3.5 units (35%) on site. In the context of the wider affordable housing package being delivered across the Kentwood Farm East site, this approach is considered reasonable.

Each of the dwellings meet or exceed the minimum size standards set out in the National Space Standards. In addition, all of the dwelling houses would meet or exceed the Borough Design Guide minimum garden depth of 11m.

All roads are designed in accordance with Manual for Streets and both car and cycle parking is provided in accordance with WBC standards.

All dwellings on the site are sufficiently distant from all neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. In addition, the proposed amendments to scheme design will have no significant effect on ecological receptors within or adjacent to the site beyond effects previously identified for the currently permitted proposals; whilst surface water run-off can be accommodated within the already approved drainage infrastructure without increasing flood risk.

The application specifies appropriate levels of glazing so as to achieve comfortable ambient noise levels within the properties; whilst the majority of external amenity spaces would also achieve noise levels in accordance with British Standards recommendations. Parts of the communal space around the flats will likely exceed the upper limit recommended for amenity spaces by British Standards, but the development is being designed to achieve the lowest practicable levels in these external amenity spaces and the recommendations of the standards should not be prohibitive. Any purchasers would be aware of the situation in advance of purchase.

The reserved matters do not deviate from the principles and parameters established by the outline planning permission; whereas the opportunity that arises from the realignment of the NDR to secure an additional 10 dwellings would have no significant outward impacts in this location in the context of the comprehensive redevelopment of the Kentwood site. These are sustainable developments that offer public benefit in meeting the housing needs of the community and delivering on Wokingham's

development aspirations for the North Wokingham SDL. The applications would deliver high quality development in accordance with the Council' spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the applications should nevertheless be refused. Officers are therefore recommending the applications for approval, subject to the S106 obligations and the conditions listed.

## **PLANNING STATUS**

- Within North Wokingham Strategic Development Area
- 7KM Thames Basin Heath SPA
- Tree Preservation Order

## **RECOMMENDATIONS**

### **RECOMMENDATION 1**

APPROVE APPLICATION 162212 (the 10 dwellings), subject to the completion of a S106 agreement with the following obligations and to the following conditions:

S106 Heads of Terms:

- An Affordable Housing Contribution in lieu of on-site provision - £332,754
- A My Journey Travel Plan Contribution of £4,500
- A Strategic Access Monitoring and Management (SAMM) Contribution of £5,080
- Promotion of Opportunities for Local Labour in Construction

CONDITIONS:

1 The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans, other than where those details are altered pursuant to the requirements of the conditions of this planning permission:

Drawings:

2058.2-A-1010-B Site Layout Storey Heights;  
2058.2-A-1011-B Parking Plan;  
2058.2-A-1012-B Dwelling Distribution;  
2058.2-A-1013-B Site Layout Refuse and Tracking Plan;  
2058.2-A-1014-D Site Layout Materials Plan;  
2058.2-A-3025 Plots 275-278 Plans & Elevations;  
2058.2-A-3030-B Private Flats Plots 279-284 Plans & Elevations;  
2058.2-A-3035-B Garages and cycle Store Plans & Elevations;  
2058.2-C-1005-C Site Layout Proposed; and  
2058.2-C-1020-C Street Elevations A-A & B-B.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No construction works shall commence before a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Construction thereafter shall not be carried out otherwise than in accordance with the approved CEMP. The 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;
- 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;
- 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.

4 No development work relating to the development hereby approved 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.

5 Notwithstanding the approved drawings, and prior to the commencement of development works above ground level, samples and a schedule of all materials to be used in the external elevations of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure an adequate quality of detailed design so as to safeguard and enhance the visual amenities of the locality - Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Document Policies CC04 and CC05.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 2015 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out without the written consent of the Local Planning Authority.

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

7 No works of hard or soft landscaping shall occur at the site other than in accordance with full details of such which have first been submitted to and approved in writing by the Local Planning Authority. The details to be submitted for written approval shall include, as appropriate, the following:

- Soft landscaping details, including a planting plan, schedules of plants (noting species, planting sizes and proposed numbers/densities);
- Means of enclosure;
- Hard surfacing materials;
- Minor artefacts and structure (e.g. furniture, boardwalks, signs, street lighting, external services etc.); and
- An implementation timetable.

Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Policy CC03 of the Managing Development Delivery Local Plan (Feb 2014).

8 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 in the next planting season 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.

9 a) No development or other operation within 15m of any existing trees and hedges 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.

b) 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.

c) 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.

10 No lighting of principle highways, cycleways, footpaths and any other public areas shall be installed at the site other than in accordance with an External Lighting Strategy which has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the type of lighting, contour illumination plans and measures to prevent light pollution and the details as approved shall be provided prior to occupation of the relevant dwelling houses, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent an adverse impact upon wildlife, especially bats in accordance with Wokingham Borough Core Strategy Policy CP7 and to ensure the proper planning of the development as required by Core Strategy policies CP1, CP3 and CP19.

11 The dwellings hereby approved shall be constructed to incorporate the glazing requirements set out in section 6 of the Noise Assessment hereby approved (SLR: Ref: 422.00404.00052: July 2016) and such provisions shall be installed prior to the occupation of the relevant dwelling.

Reason: To protect the amenities of future residents in accordance with Core Strategy Policies CP1 and CP3.

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

Reason: In the interests of highways safety – Core Strategy Policy CP6

13 No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it, including the unallocated spaces, have been provided in

accordance with the plans hereby approved. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times and the turning spaces shall not be used for any other 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 and CP6 and Managing Development Delivery Local Plan policy CC07.

14 No dwelling shall be occupied until secure and covered parking for cycles in relation to that dwelling has been provided in accordance with the details of such hereby approved. The cycle parking as approved shall be provided and permanently so-retained and available for the parking of bicycles thereafter.

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 and CP6 and Managing Development Delivery Local Plan policy CC07.

15 No occupation of the development shall commence until such time as a parking management plan for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the car parking of the development shall only be operated in accordance with the details set out in the approved parking management plan.

Reason: To ensure appropriate management of the car parking at the site. Relevant policy: Core Strategy policies CP3 and CP6.

16 The development permitted by this planning permission shall be carried out in accordance with the hereby approved Flood Risk Assessment Addendum (WSP: 50600326: June 2016). 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 storage and disposal of surface water from the site and providing an overall benefit to the site and the surrounding area – Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10.

17 All new dwellings shall be provided with the appropriate connections for broadband or similar technologies, or 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).

18 The development shall include provision for all dwelling houses with a garden with:

a. A water butt of an appropriate size installed to maximise rainwater collection; and

## b. Space for composting

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).

### INFORMATIVES

1 This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

2 The Planning Permission the subject of this decision notice is also subject to a S106 agreement; the requirements of which shall need to be executed by the developer in accordance with the requirements set out therein.

3 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.

### 4 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.

### 5 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.

### 6 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.

### 7 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.

#### 8 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.

9 The new development must be constructed to adoptable standards.

#### **RECOMMENDATION 2:**

APPROVE APPLICATION 162213 (the Reserved Matters Application), subject to the completion of a Deed of Variation to the S106 agreement pertaining to the outline consent and to the following conditions:

#### S106 Deed of Variation

- Subject to the construction of the new section of NDR not previously required of the developer, a reduction in the Strategic Transport Contribution of the original Outline S106 Agreement equivalent to the cost of providing the new section NDR.

#### CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans, other than where those details are altered pursuant to the requirements of the conditions of this planning permission:

#### Drawings:

2058.2-A-1010-B Site Layout Storey Heights;  
2058.2-A-1011-B Parking Plan;  
2058.2-A-1012-B Dwelling Distribution;  
2058.2-A-1013-B Site Layout Refuse and Tracking Plan;  
2058.2-A-1014-D Site Layout Materials Plan;  
2058.2-A-3020-B Plots 165-169 Plans & Elevations;  
2058.2-A-3035-B Garages and cycle Store Plans & Elevations;  
2058.2-C-1005-C Site Layout Proposed; and  
2058.2-C-1020-C Street Elevations A-A & B-B.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. No residential occupation of the dwellings hereby approved shall be commenced until such time as the construction of the Northern Distributor Road (NDR) is complete to the satisfaction of the Local Planning Authority.

Reason: To ensure delivery of this important section of NDR.

3. Notwithstanding the approved drawings, and prior to the commencement of development works above ground level, samples and a schedule of all materials to be used in the external elevations of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall

thereafter be carried out in accordance with the approved details.

Reason: To ensure an adequate quality of detailed design so as to safeguard and enhance the visual amenities of the locality - Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Document Policies CC04 and CC05.

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

Reason: In the interests of highways safety – Core Strategy Policy CP6

#### INFORMATIVES

As above for application 162212.

#### RELEVANT PLANNING HISTORY

Kentwood Farm East – The Application Site

O/2011/0699 (varied by VAR/2014/1846) - 'Hybrid' planning permission; comprising outline consent for 274 dwellings and associated infrastructure (including a section of the Northern Distributor Road (NDR)) and full consent for Suitable Alternative Natural Greenspace (SANG) and a noise bund - APPROVED.

RM/2013/1164 – Reserved Matters APPROVED 14 October 2014

NB: These Reserved Matters have subsequently been amended via non material amendments (refs. NMT/2013/1171, NMT/2014/2202 and NMT/2015/1049) and various planning conditions have also been discharged. The Development is now part implemented.

Keephatch Beech – The adjacent development site

Outline consent and Reserved Matters has been approved for 300 dwellings and associated Infrastructure, including the NDR up to the Kentwood Farm application site boundary. Outline application O/2014/2435 approved March 2015. RM application 153247 approved July 2016.

#### CONSULTATION RESPONSES

WBC Drainage	No objection
WBC Highways	No objection
WBC Environmental Health	No objection, although notes that the external area around the block of flats may experience noise levels above the 55dB recommendations of BS8233:2014.
WBC Affordable Housing	No objection
WBC Landscape Architect	No objection
Thames Water	No objection
Natural England	No comments to make

## REPRESENTATIONS

Letters were sent to 53 neighbouring properties notifying them of the applications. The applications were also advertised by way of site notice and press advert.

No letters of representation have been received from local residents.

At the time of writing, no comments had been received from Wokingham Town Council.

## PLANNING POLICY

National Planning Policy Framework (NPPF)

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

### Background and Description of Development

1. The land is within the North Wokingham Strategic Development Location (NWSDL) and forms a small part of the 'Kentwood Farm' development site. Outline planning for the Kentwood Farm Phase 1 development was granted in July 2012 (Kentwood Farm East) (application ref. O/2011/0699 / VAR/2014/1846). The application was 'hybrid'; comprising outline consent for 274 dwellings and associated infrastructure (including a section of the Northern Distributor Road (NDR)) and full consent for Suitable Alternative Natural Greenspace (SANG) and a noise bund.
2. The Phase 1 scheme is now part implemented, following approval of Reserved Matters in October 2014 (application ref. RM/2013/1164).
3. Following initial approval, a realignment of the Northern Distributor Road (NDR) has been agreed with WBC at the south-eastern corner of the site. This results in a shift in the position of the road in this location further to the north, freeing up an area of land within the site. This has provided the opportunity for an additional 10 dwellings to be accommodated on the site, subject to reconfiguring the layout of six of the units previously approved (Plots 165-170). It should be noted that the North Wokingham SPD sought that this area would accommodate 510 units (Area B) however only 499 dwellings (274 on Kentwood East and 225 on Kentwood West) were achieved due to site constraints and Council policies

therefore this small addition helps make up the shortfall on this parcel.

4. The applicant therefore proposes the following:
  - Application 162212 - A full planning application for 10 additional units (plots 275-284); comprising 6 two bedroom flats, 3 two bedroom houses and 1 three bedroom house and associated access, car parking and landscaping. These dwellings are in addition to the 274 dwelling granted and currently being implemented under the extant outline and reserved matters consents.
  - Application 162213 – A reserved matters application pursuant to the outline consent specifically to re-configure 6 of the residential plots (plots 165-170) and to accommodate the additional on-site section of the NDR. This Reserved Matters application, if approved, would supersede the relevant parts of the already consented Reserved Matters.
5. Given the interrelationship between the applications, neither can be considered independently of the other.
6. A non-material amendment application (ref: 162240) has also been received for the reconfiguration of the noise bund (approved under applications O/2011/0699 / VAR/2014/0699) to serve the new dwellings. This application is not before committee; but will be determined under officers' delegated powers should applications 162212 and 162213 be successful.

#### Section 106 and Community Infrastructure Levy

7. As the proposal for the additional 10 dwellings (Application 162212) is a separate standalone application, the application is liable for Community Infrastructure Levy (CIL) payments and would progress outside of the existing Kentwood Farm East Section 106 agreement. The additional floor space amounts to some 5,656sqm above that of the outline application; which would provide a CIL receipt of circa £1.9m which could be directed towards local infrastructure to mitigate the impacts of the development.
8. The NDR was included on WBC's Reg 123 list for CIL adoption in April 2015. That notwithstanding, the use of a condition to secure the delivery of the NDR is possible, as the condition would relate to the proposal to amend the alignment of the NDR, which is contained within the reserved matters proposal (Application 162213) pertaining to the outline consent which pre-dates WBC's CIL adoption. Application 162213 has specifically been framed in this manner to allow the applicant to deliver the last stretch of road as they have the resources on site and mobilised ready for swift delivery. The alternative would be to include the new stretch of road within the application for the 10 new dwellings (application 162212) whereafter WBC would become funding and delivering authority under CIL.
9. The requirement for Crest to build the NDR up to the edge of the Kentwood Farm East site boundary would come at additional development cost not previously accounted for in the outline or reserved matters approvals. The applicant identifies that there is no current requirement for them to undertake these works and that, as such, the works would represent an 'unnecessary development cost'. The cost of undertaking the works, which WBC would otherwise need to

fund through CIL, would therefore be offset against the existing Strategic Highways Improvements Contribution secured within the S106 pertaining to the outline consent. A Deed of Variation to the S106 would be completed to allow for this. The costs outlined for this section of road have assessed by the council.

10. In respect to the proposed 10 dwellings, in addition to CIL the following planning obligations/ contributions would be secured via the S106 agreement:

- An Affordable Housing Contribution in lieu of on-site provision - £332,754
- A My Journey Travel Plan Contribution of £4,500
- A Strategic Access Monitoring and Management (SAMM) Contribution of £5,080
- The provision of opportunities for Local Labour in Construction

11. 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 CP20 and Appendix 7 of the Core Strategy, the Infrastructure and Contributions SPD, and the North Wokingham SDL Infrastructure Delivery Plan), to the details of the scheme and to the planning/public benefits that the scheme would deliver. Each of the obligations above have 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.

12. Given the RM application amending plots 165-170 does not increase the number of dwellings already consented on the site, merely changes the plot layout, no further S106 obligations are required with respect to that element.

### Design

13. 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.

14. Both the revisions to plots 165-170 (application 162213) and the new 10 dwellings (application 162212) are designed to pay full regard, and as a natural extension to, the development coming forward under the extant consents for the Kentwood site. The layout, scale, appearance and landscaping of the developments therefore respond to context and would integrate successfully with the high quality development already being delivered. Materials proposed are consistent with those already being used on the remainder of this parcel. The development therefore complies with the relevant design policies of the Development Plan.

### Affordable Housing, Dwelling Mix and Standard of Accommodation

15. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. Core Strategy Policies and the Infrastructure and

Contributions SPD indicate that development within the SDLs should secure 35% affordable housing.

16. The affordable housing requirements for the outline consent are established under the outline consent and those requirements would not be altered by the grant of the Reserved Matters application (application 162213). Application 162213 would provide plots 165-170 as 4 x 2 bed market houses and 2 x 3 bed market houses; compared to 3 x 2 bed market houses and 3 x 3 bed market houses as previously approved.
17. Application 162212 (the 10 new units) proposes 6 x 2 bed flats, 3 x 2 bed houses and 1 x 3 bed house. The affordable housing requirement would be met by a financial contribution to be applied by the Council to off-site provision in lieu of the provision of 3.5 units (35%) on site – amounting to £95,073 per commuted unit. In the context of the wider affordable housing package being delivered across the Kentwood Farm East site, this approach is considered reasonable. By this approach, the LPA will be able to ensure the delivery of mixed and balanced communities in accordance with policy CP5.
18. Each of the dwellings (including re-configured plots 165-170 and the new 10 dwellings) exceed the minimum size standards set out in the National Space Standards. In addition, pursuant to the conditions, the dwellings will be constructed to achieve appropriate internal ambient noise levels. It is therefore considered that the development will provide acceptable levels of amenity for future occupants.
19. The Borough Design Guide sets a minimum garden depth of 11m. Each of the dwellings achieve or exceed this garden depth and will provide usable spaces for the future residents.
20. In addition, permitted development rights of the properties have been removed under the outline permission and would be removed by the recommended condition on the new dwellings so as to restrict unacceptable encroachment into these important garden spaces.

#### Highways

21. As set out above, the application proposals have been designed as a natural extension to the existing consented development. All roads are designed in accordance with Manual for Streets.
22. The applications are supported by a number of documents/plans, including vehicle tracking, visibility splays and details of servicing which demonstrate the safety and functionality of the highway provisions. No objection is raised to the layout of the development in as far as that relates to function and safety.
23. In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, application 162212 will incorporate parking in line with the Council's standards, as follows:

Type	No. spaces	Ratio (10 dwellings)
1. Allocated	14	1.4
2. Unallocated	2	0.2
3. Visitor	2	0.2
Total	18	1.8

24. Cycle storage provision has been included in the rear gardens of each of the houses and in a communal store for the flats which can accommodate six bikes (one per flat). All dwellings therefore would be provided with sufficient space for cycle storage in accordance with the WBC's standards.

#### Neighbouring Amenity

25. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

26. All dwellings on the site are sufficiently distant from all neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. Separation distances to existing dwellings to the south of site, where the new development would be closest to existing properties, would all achieve separations in excess of the standards set by WBC's Borough Design Guide.

27. Noise, disturbance and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and through the recommended conditions; which require the operation of a pre-agreed Construction Environmental Management Plan (CEMP) and which restrict the hours of construction activity.

#### Ecology and Biodiversity

28. The proposed amendments to scheme design will have no significant effect on ecological receptors within or adjacent to the site beyond effects previously identified for the currently permitted proposals. Existing capacity within informal greenspace and existing SANG provision will fully mitigate any potential effects of increased recreational disturbance in respect of the Thames Basin Heaths SPA, while an additional contribution to SAMM will be paid, proportionate to the increased number of residential units. As such, no significant ecological effects are anticipated to arise. Neither Natural England nor WBC's Ecology Officer has raised objection to the development proposals.

#### Flood Risk

29. The approved Flood Risk Assessment (FRA) for the whole Kentwood Farm Site splits the development into two catchments, East and West. Phase 1D (the additional 10 dwellings) is located within the East Catchment which discharges to the East Pond. In this context a sensitivity test has been undertaken using the approved detailed design Micro Drainage model for Phase 1. Given that the East Pond already has 575 cubic metres of storage not including the 300mm

freeboard, surface water run-off from Phase 1D can be accommodated within the already approved infrastructure without increasing flood risk.

### Noise

30. The application is accompanied by a Noise Assessment. The assessment considers the dominant noise sources at the site; namely road traffic on the A329(M) and Northern Distributor Road. It has been conducted in accordance with the requirements of Planning Condition 16 of the outline planning permission (ref: O/2011/0699) for the site.
31. The assessment has shown that with suitable glazing internal noise levels for both the redesigned dwellings and the 10 new units (as will be secured via a condition on the new consent) would meet the requirement of the planning condition. Furthermore, acceptable external noise levels in gardens associated with the new dwelling houses would be achieved.
32. The report does identify that parts of the communal space around the private flats will likely exceed 55 dB LAeq,T – the upper limit recommended for amenity spaces by BS8233/2014. Importantly however, BS8233/2014 is only guidance and itself identifies that in higher noise areas, such as urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. At the time of writing officers are exploring with the applicant the potential to increase the extent of proposed noise barrier to provide additional attenuation from the A329(M). In that context the development is being designed to achieve the lowest practicable levels in these external amenity spaces, and the recommendations of BS8233/2014 should not be prohibitive.

### Sustainable Design and Construction

33. The Government has created a new approach for the setting of technical standards for new housing. This has rationalised the pre-existing and many differing standards into a simpler, streamlined system. The Government set out its policy on the application of these standards in decision-taking and plan-making in a written Ministerial Statement. The statement withdrew the Code for Sustainable Homes. As the Code for Sustainable Homes has been withdrawn, WBC can no longer require building to Code Level 4 as a condition to planning consent. However, Part L of Building Regs effectively requires the equivalent energy efficiency as Code Level 4. Committee therefore need not consider this matter further under this planning application.

### Heritage Assets

34. There are no listed buildings or conservation areas within the vicinity of the site that would be adversely impacted by the development. In terms of archaeology, the application sites the subject of applications 162212 and 162213 have been shown previously, to the satisfaction of Berkshire Archaeology, to have low archaeological potential and will therefore not require mitigation.

## CONCLUSION

The reserved matters do not deviate from the principles and parameters established by the outline planning permission; whereas the opportunity that arises from the realignment of the NDR to secure an additional 10 dwellings would have no significant outward impacts in this location in the context of the comprehensive redevelopment of the Kentwood site. These are sustainable developments that offer public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The applications would deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the applications should nevertheless be refused. Officers are therefore recommending the applications for approval, subject to the S106 obligations and the conditions listed.

## CONTACT DETAILS

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

Enclosures

Appendix A:

- Sites in context

Appendix B:

- Previously Approved Reserved Matters Layout

Appendix C:

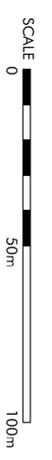
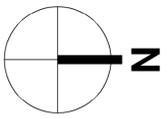
Proposed Layout

- Area A = Application 162213 - Reserved Matters application pursuant to outline planning consent (O/2011/0699 / VAR/2014/1846) for the re configuration of plots 165-170
- Area B = Application 162212 - Full application for the proposed development of 10 dwellings.

Appendix D:

- Proposed Street Elevations

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- KEY**
- A APPLICATION A
  - B APPLICATION B
  - C APPLICATION C
  - BUILDING FOOTPRINTS OF APPROVED LAYOUT
  - SITE BOUNDARY (COMBINED)
  - APPLICATION BOUNDARY
  - LAND CONTROLLED BY THE APPLICANT
  - PROPOSED AMENDMENT TO ACOUSTIC FENCE
  - EXISTING APPROVED ROUTE OF ACOUSTIC FENCE TO BE REVISED
  - PROPOSED ACOUSTIC FENCE TO KEEPATCH BEECH SITE

PROPOSAL TO  
KEEPATCH BEECH  
SITE

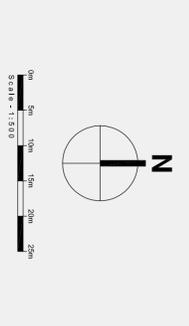
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- KEY:**
- (139) PLOT NUMBER AND UNIT REFERENCE
  - 3BH-1 UNIT REFERENCE
  - EXISTING TREE WITH ROOT PROTECTION
  - TREE TO BE REMOVED
  - EXISTING PLANTING
  - PLANTING TO BE REMOVED
  - SITE BOUNDARY
  - ACOUSTIC FENCE
  - ATTENUATION AREAS
  - 1800mm HIGH CLOSE BOARD FENCE
  - 1800mm HIGH BRICK WALL



REV	DATE	CHANGES	BY	CHEK	ISSUE FOR
A	31.03.13	HISTORIC AS 2058-A-1008-C	no	no	PLANNING
B	02.08.13	REVISED AS 2058-A-1008-C	no	no	PLANNING
C	22.08.13	REVISED AS 2058-A-1008-C	no	no	PLANNING



**CLIENT DRAWING REFERENCE**  
\*\*\*\*\*



client  
**CREST NICHOLSON**

project  
**PHASE 1 KENTWOOD FARM, WOKINGHAM**

description  
**SITE LAYOUT**  
**SHEET 3 OF 3**

scale  
**1:500 @ A1**

date  
**MAY 2013**

status  
**PLANNING**

**2058-A-1008-C**

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**KEY**

- A APPLICATION A
- B APPLICATION B
- C APPLICATION C
- BUILDING FOOTPRINTS OF APPROVED LAYOUT
- SITE BOUNDARY (COMBINED)
- APPLICATION BOUNDARY
- LAND CONTROLLED BY THE APPLICANT
- PROPOSED AMENDMENT TO ACOUSTIC FENCE
- EXISTING APPROVED ROUTE OF ACOUSTIC FENCE TO BE REVISED

REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	02.08.16	FIRST ISSUE	CC	PW	PLANNING
B	28.09.16	CYCLE STORE RELOCATED	JL	PW	PLANNING
C	06.10.16	ENTRANCE TO FLATS ADJUSTED	JL	PW	PLANNING

SCALE 
0
25m
50m

**OMEGA PARTNERSHIP**

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

CREST NICHOLSON OPERATIONS LTD

project KENTWOOD FARM 1D (NDR REPLAN)

description  
SITE LAYOUT - PROPOSED APPLICATIONS A, B & C  
status  
PLANNING

scale  
1:500@A3  
date  
JULY 2016

project number  
2058.2  
drawing number  
C-1005  
revision  
C  
**2058.2-C-1005-C**

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REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	02.08.16	FIRST ISSUE	AM	PW	PLANNING
B	03.08.16	MATERIAL AND GARAGE ROOF AMENDMENTS	AM	PW	PLANNING
C	07.10.16	CYCLE STORE RELOCATED & FLATS REVISED	JL	PW	PLANNING

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# Agenda Item 71.

ITEM NO: 71

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161301	20	Swallowfield	Shinfield	Major

**Applicant** Bellway  
**Location** Land West of Beech Hill Road Spencers Wood **Postcode** RG7 1FG  
**Proposal** Reserved Matters application pursuant to Appeal Outline planning permission O/2013/1221 (dated 09/06/2015) for a development of up to 120 dwellings with associated infrastructure and access from Beech Hill Road. This application comprises of 120 dwellings including details of appearance, landscaping, layout and scale.  
**Type** Reserved Matters  
**PS Category** 7  
**Officer** Laura Callan

**FOR CONSIDERATION BY** Planning Committee on 9 November 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

This application relates to land west of Beech Hill Road which is outside of development limits. Outline planning consent for the site was granted under planning application O/2013/1221 which established the principle of access to the site together with development parameters including open space, hedgerow buffer zones, density and for up to 120 residential units.

This current application seeks approval of the reserved matters including appearance, landscaping, layout and scale for 120 dwellings.

It is considered that the development as proposed would be in accordance with the parameters agreed at outline stage and would be in accordance with the Borough Design Guide and WBC policy in terms of parking provision, protection of ecological features, amenity for the future occupants of the dwellings and existing neighbours. An acceptable level of structural planting and landscaping can be provided on the site through the landscaped site boundaries and the inclusion of two areas of open space and a play area. The design and form of the dwellings would be sympathetic to the local vernacular of Spencers Wood and the layout would provide an active frontage onto Beech Hill Road in accordance with the particular aims specified within the appeal decision.

The development does not make provision for SANG land but a legal agreement associated with the outline scheme secured a contribution to provide capacity within the Loddon/Langley Mead SANG to address the impacts upon the Thames Basin Heaths SPA.

The application is before the Planning Committee as it is a major development that is recommended for approval. The development is considered to represent sustainable development and it is recommended that the Reserved Matters are approved subject to

conditions outlined below.

### **PLANNING STATUS**

- Countryside (adjacent to the modest development location of Spencers Wood)
- Thames Basin Heaths Special Protection Area 5km – 7km Zone
- Great Crested Newt Consultation Zone
- Adjacent to Local Wildlife Site

### **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/2013/1221 dated 8 July 2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

#### Plans

2. This permission is in respect of the submitted application plans and drawings as set out on the drawing register received 11 October 2016 by the Local Planning Authority and Landscaping Details JBA 15 374 01,02,03,04,05 REV (*full details of plan numbers to be confirmed on members update*), Tree Protection Fencing details JBA 15/374 TPP01 REV C, Hard Landscaping details, JBA 15 374 06 REV B, JBA 15 374 07 REV B, JBA 15 374 08 REV B and Drainage strategy drawing number 4216-1500 Rev P4. 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.*

#### Materials

3. Notwithstanding the materials details submitted with the application, 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 buildings 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 approved details.  
*Reason: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interests of visual amenity, to ensure that the external appearance of the development is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.*

#### Landscape Maintenance and Management

4. The landscape and ecological maintenance and management plan JBA 15-374 ECO03 Rev (full plan details to be provided on Members Update) shall be implemented and carried out as approved unless otherwise agreed in writing by the Local Planning Authority.  
*Reason: In order to ensure that provision is made to allow continuing enhancement and maintenance and management of the landscaping hereby*

*approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

Parking to be provided

5. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy Policies CP3 and CP6 and Managing Development Delivery Local Plan Policy CC07.*

Cycle parking to be provided

6. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage part of the garages shall be permanently so-retained 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.*

Visibility Splays

7. The accesses to the site shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

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

8. Highway construction details

Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

9. Visitor and Unallocated Spaces

Notwithstanding the submitted details, prior to first occupation of the development, details shall be submitted to the Local Planning Authority for approval in writing indicating the surfacing, marking out and signage of the

proposed un-allocated and visitor spaces and provision to be made for ongoing maintenance. The development shall be carried out and maintained in accordance with the approved details.

*Reason: To ensure that adequate parking is provided to serve the development in accordance with Core Strategy Policy CP6.*

#### 10. Boundary Treatments

Before first occupation of the development hereby permitted details of all boundary treatments 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 residential and landscape amenity.*

*Relevant policy: Core Strategy policies CP1, CP3 and MDD Local Plan Policies CC03 and TB21.*

#### 11. Lighting Strategy

Prior to commencement of development an external lighting strategy shall be submitted for approval in writing by the Local Planning Authority. The strategy shall identify the location of external lighting including light spill and lux levels for each proposed light and shall demonstrate that there would be no conflict between the proposed bat boxes (bat boxes identified on approved drawing Nos JBA 15/374-01, 02, 03, 04, 05 rev D) and lighting.

*Reason: To ensure the location of the proposed lighting does not conflict with the location of the bat boxes and to ensure protection and enhancement of wildlife and biodiversity in accordance with Core Strategy Policy CP7 and TB23 of the MDD Local Plan.*

#### 12. Foundations Details

Prior to commencement of development, details of strengthened and augmented foundations plans to meet the requirements of NHBC guidelines 4.2 shall be submitted to the Local Planning Authority for approval in writing to demonstrate that the proposed trees identified on drawing no. JBA 15/374-01, 02, 03, 04, 05 REV (full drawing number to be provided on members update) can be accommodated without harm to the structural integrity of the nearby dwellings.

*Reason: in the interests of landscape amenity and amenity of the proposed occupiers of the approved dwellings in accordance with Core Strategy Policy CP3 and MDD Local Plan Policy CC03 and TB21.*

#### 13. Off Plan Tree Preservation Order

Prior to first occupation of the development hereby permitted, a plan identifying trees which are proposed to be protected through a Tree Preservation Order shall be submitted to the Local Planning Authority for approval in writing.

*Reason: In the interests of landscape amenity in accordance with Core Strategy Policy CP3 and MDD Local Plan Policy CC03 and TB21.*

#### 14. Employment Skills Plan

Prior to commencement of development an employment and skills plan, to show how the development scheme accords opportunities for training, apprenticeships or other vocational initiatives to develop local employability skills shall be

submitted to and agreed in writing by the Local Planning Authority.

*Reason: In the interests of the development of local employability skills in accordance with Policy TB12 of MDD Local Plan.*

### **Informatives**

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which relate to this development.
3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: (e.g.):
  - a full pre-application process was undertaken by the applicant;
  - amended plans being submitted by the applicant to overcome concerns
  - extension of the time period for determination

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

4. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
6. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.
7. 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 Highway Authority 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 Section 38 of the

Highways Act 1980.

8. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
9. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
10. The applicant's attention is drawn to the presence of a c.2m wide service strip running adjacent to the surfaced roadway. The service strip forms part of the adopted public highway. It is an offence for any works to be undertaken within this service strip without express permission in writing from the highway authority. The Head of Technical Services at the Council Offices, Shute End, Wokingham (0118 9746000) must be contacted for the approval of any such works.

#### PLANNING HISTORY

O/2013/0600	Outline application for a development of up to 120 residential units, associated infrastructure and defined access.	Allowed at Appeal dated 8 July 2015
160412	Approval of condition 8 archaeology	Part Approved 29.04.16
162267	Approval of condition 8 Archaeology	Pending
161303	Approval of conditions 9, 10, 11, 13, 14, 15, 16	Pending
161302	Variation of condition 12 to alter the tenure mix of on-site affordable housing provision	Pending

#### SUMMARY INFORMATION

##### For Residential

Site Area	4.43 ha
Existing units	0
Proposed units	120
Proposed density - dwellings/hectare	35 d/ha (excluding open space)
Number of affordable units proposed	48 (40% of total) 50% shared ownership and 50% social rented
Previous land use	Greenfield (agriculture)
Proposed parking spaces	205 allocated spaces (excluding 71 garages) 24 unallocated spaces for residents 24 unallocated spaces for visitors 15 unallocated spaces for flats

<b>CONSULTATION RESPONSES</b>	
Shinfield Parish Council	<ul style="list-style-type: none"> <li>• The parish would appreciate greater diversity in the external appearance of the buildings, to add greater visual interest.</li> <li>• The parish council feels there is a need for the provision of children's play equipment on site.</li> <li>• The parish council welcomes the generous provision of affordable housing.</li> </ul>
WBC Members	No comments received.
Berkshire Archaeology	No objection.
WBC Biodiversity	No objection subject to condition 4 (Landscape Management Plan) and condition 11 (lighting plan)
WBC Environmental Health	No objection.
WBC Flooding & Drainage	No objection.
WBC Health and Wellbeing	No objection.
WBC Highways	No objection – subject to conditions 5 (parking), 6 (cycle parking), 7 (visibility splays), 8 (highway construction) and 9 (marking of visitor spaces).
WBC Tree and Landscape	Concern regarding the quantum of development and available space for landscaping. Recommendation that additional large species trees are proposed along the Beech Hill Road boundary. Further revisions required to LEMP and landscape drawings (Updated to be provided on Members Update Sheet). Recommended conditions no.10 boundary treatments, no. 13 submission of a plan to be used for a tree preservation order, no. 12 details of strengthened and augmented foundations
Royal Berkshire Fire and Rescue	The applicant should provide suitable private fire hydrants and other suitable emergency water supplies.
South East Water	No comment.
Thames Water	Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.
WBC Waste Services	No comment received.
Sport England	No comment.
WBC Green Infrastructure Officer	Various recommendations regarding the planting and proposed play area within the proposed open space.
WBC Skills Broker	Further development of the Employment Skills Plan required. Condition 14 recommended.
WBC Economic Development Officer (Affordable Housing)	No objection to the number, tenure and mix of affordable housing proposed. Further negotiation required regarding to agree the plots most suitable plots for the provision of affordable units.

## **REPRESENTATIONS**

5 letters of objection received raising the following:

- Concerns regarding cluster of affordable housing adjacent to Diana Close.
- Impact upon privacy as a result of dwellings proposed adjacent to Diana Close
- Lack of screening with dwellings within Diana Close – the proposed trees and hedges would not provide adequate screening
- Concern regarding maintenance of the hedgerow along the shared northern boundary with Diana Close
- Concern that proposed trees in close proximity to hedgerow could result in harm to hedgerow
- Impact upon the village character of Spencers Wood as a result of scale of development and quality of life for existing residents
- Impact resulting from additional traffic, in particular junction of Beech Hill Road and Basingstoke Road
- Impact of traffic during construction phase
- Concern that adjoining fields should not be developed
- Unacceptable amenity for proposed residents due to garden sizes

## **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

CP11 - Proposals outside Development Limits (including countryside)

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  
 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  
 TB12 – Employment Skills Plan  
 TB21 - Landscape Character  
 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 Guide (BDG) Supplementary Planning Document (2012)  
 Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)  
 Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

**PLANNING ISSUES**

Principle of Development

1. The site is situated within the countryside, outside of the development limits set out within the Core Strategy however outline planning permission for the site was granted at Appeal 8 July 2015. This established the principle for development of the site together with access for up to 120 residential units. The current application seeks reserved matters approval for appearance, layout, landscaping and scale.
2. The outline consent included a legal agreement to secure contributions to infrastructure and the provision of Suitable Alternative Natural Green Space (SANG) given the location of the site within 5km of the Thames Basin Heaths Special Protection Area and this agreement will secure these provisions.
3. The details approved under the outline planning consent established parameters for the development including the two proposed accesses from Beech Hill Road, open space and quantum of development. An indicative housing layout was provided and hedgerow buffer zones were identified.
4. Condition 3 of the appeal decision requires the reserved matters to include details of internal and external spaces for the storage and collection of refuse and recyclable materials, identification of trees, hedges and shrubs to be retained, existing and proposed ground levels, a scheme to maintain the ecological permeability of the site, a detailed hedgerow mitigation and

compensation strategy including buffer zones, management of hedgerows and buffer zones, an employment and skills plan and full details of the accesses, driveways, parking provision and turning areas.

- This information has been submitted with this application and an assessment of the development proposed against these parameters and the requirements of condition 3 is set out in the remainder of this report.

Dwelling Mix:

- MDD LP Policy TB05 requires an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households.
- The accommodation on the site would be provided within both apartments and houses. The mix of dwelling types allows for a mix of smaller units including two bedroom apartments and houses and larger houses up to five bedrooms. The mix set out in the table below is considered to be an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households.
- The table below shows a breakdown of the mix of dwelling types and units proposed.

		Private	Affordable	Total
Appts (including coach houses)	2 bed	2	16	18
	Houses			
	2 bed	8	14	22
	3 bed	17	17	34
	4 bed	38	1	39
	5 bed	7	0	7
	Total	72	48	<b>120</b>

- The proposal is considered acceptable and provides a good balance of accommodation on the site.

Design and Layout

- Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and the Borough Design Guide which requires development proposals to protect and enhance the Borough’s Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality, ideally native planting as an integral part of any scheme, within the context of the Council’s Landscape Character Assessment.
- The approved outline plan proposed a density of 35 dwellings per hectare and the proposed layout would achieve this, with the greater density towards the centre of the site and dwelling plots becoming more spacious towards the edges of the site. Hedgerow buffer zones are retained and the dwellings sited along the southern and eastern boundaries would front the road side creating an active street frontage to the development. The dwellings proposed along these

boundaries are detached or semi-detached and are sited to achieve spaciousness between them to assist with the visual appearance and integration into the countryside. The larger dwellings and the apartment block fronts onto the open space which provides an appropriate setting for these larger buildings.

12. The majority of the dwellings have on plot parking with the exception of three parking court areas which are generally well placed within the site, with the entrances to the parking courts screened by coach houses so as not to result in the parking court dominating the street scene. The parking court serving the apartment block would be mostly screened by the proposed coach house at its entrance and would be softened in views from the south by the hedgerow and tree planting surrounding the apartment building and this would accord with the recommendations within the Borough Design Guide which recognises a variety of parking solutions may be appropriate.
13. The overall design approach for the dwellings is considered to respect the context of the site location and the character of Spencers Wood being generally two storeys in height (with the exception of the apartment building), predominantly detached, semi-detached and short terraces. The proposed materials include mostly brick and tile with some render detailing, tile hanging and timber cladding which is considered to be sympathetic to the nearby development and the character of Spencers Wood. The Parish Council commented that they would appreciate a greater diversity in the external appearance of the buildings to add greater visual interest. During the process of negotiation of the scheme, the detail of some of the dwellings has been re-visited and it is considered that the 8 different house types now proposed which include various differing details including bay windows, low eaves, projecting gables and both hipped and gabled roofs results in a cohesive scheme which would have a satisfactory relationship with the character of Spencers Wood. Although details of some of the proposed materials have been provided with the application, condition no. 3 is recommended to ensure that samples and full details of materials are submitted for approval to ensure a high quality finish to the scheme. It is considered the proposal would be in accordance with the advice provided by the NPPF, policies CP1 and CP3 and the Borough Design Guide.

#### Landscape

14. Given the site constraints including the required hedgerow buffer zones being free from any development and given the number of dwellings proposed, the space within the developable area is limited to provide structural landscaping which would include large species trees, to soften and integrate the development into the countryside location and this is a concern of the Landscape Officer.
15. The development proposed upon the western and southern side of the site is set back furthest from the existing hedgerow boundaries which assists with the protection of these hedgerows and creates a softer transition of the development into the countryside beyond. The development along the eastern boundary creates an active frontage onto Beech Hill Road whilst retaining some landscaping including a new hedgerow and large species tree planting.
16. The landscape character of the area is identified as being typically fields bounded by hedgerows and mature Oak trees and the Landscape officer would

appreciate additional large species tree planting, preferably Oaks along the eastern boundary to reflect and enhance the landscape character and offset the proposed built form. However given the space available for planting and given the siting of the dwellings, the applicant is concerned that when the trees grow to full maturity they could unacceptable impact upon the occupiers of the dwellings. The applicant has therefore proposed two Oak trees at appropriate locations along this boundary and 17 other large species trees to provide an attractive street scene on this eastern side. To ensure the longevity of trees in this location a condition is recommended (no. 12) to ensure that the developer implements strengthened and augmented foundations where appropriate to avoid unacceptable impacts upon the dwellings which could lead to the loss of trees in this location in the future. It is also recommended (condition 13) that the proposed trees are protected with a tree preservation order 'off plan' to ensure the landscaping is maintained as approved.

17. Within the site the proposed landscaping includes a landscaped open space area, a landscaped setting for the apartments and planting within front and rear gardens. Overall, it is considered that the proposed landscaping scheme would provide for attractive open spaces and acceptable landscaping to soften the built form broadly in accordance with the principles of the relevant planning policies and Borough Design Guide. The submitted details do not include boundary treatment details and therefore condition 10 is recommended to secure approval of these details.

#### Residential Amenity – Amenity of neighbouring occupiers

18. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
19. The nearest neighbouring residents are those located within Diana Close with numbers 2,4 and 6 being most affected by the proposal given their adjoining boundaries. The current outlook from these dwellings is that of open countryside and if the permission is implemented this outlook would alter considerably with the introduction of 120 residential units. The Appeal Inspector noted that the new development would be visible from the existing dwellings and stated that careful consideration of details at reserved matters stage would ensure that living conditions at existing dwellings were not significantly harmed through loss of privacy or adverse visual impacts.
20. The application proposes 8 semi-detached, affordable two storey dwellings and two detached private market dwellings along the boundary with Diana Close. Some concerns have been raised by neighbours regarding the cluster of affordable housing within this location which should be dispersed more around the site. Concerns have also been raised regarding the impacts arising from the number of dwellings proposed in this location, proposing that fewer dwellings within this location would have less impact upon the occupiers of Diana Close. Whilst it is acknowledged that moving dwellings further away from this boundary would be an improvement to the perception of overlooking and loss of privacy likely to be experienced by these occupiers within Diana Close, the development as proposed meets the Borough Design Guide criteria as set out below and there would be no unacceptable overlooking window to window. In addition, the

dwellings within Diana Close do not have completely private gardens as there are some oblique views into gardens at present from neighbouring dwellings. Therefore there is no justification to alter the general layout of the proposed dwellings within this location. However the developer has considered carefully the boundary treatment adjoining Diana Close and has proposed additional planting to further screen the most private patio area of 6 Diana Close.

21. The relationship between the existing and proposed dwellings within Diana Close is as follows:

- Flank/side Elevation of 6 Diana Close to Plot 5 = 17.5 m (BDG recommends 12m)
- Rear Elevation of 4 Diana Close to Plot 3 = 26m (BDG recommends 22m)
- Flank/side Elevation of 2 Diana Close to Flank of Plot 1 = 12m (accords with the BDG)
- Rear elevation of 4 Diana Close to Plot 1 and Plot 2 = 29m (oblique angles) (BDG recommends 22m)

22. The separation distances proposed would meet or exceed the borough design guide recommendations as set out above and given that there would be no unacceptable window to window overlooking of habitable rooms, it is considered that there would be an acceptable relationship with existing neighbouring dwellings in these respects.

23. The distances from proposed dwellings to the existing development on the eastern side of Beech Hill Road (Alfrey Grove and Beatty Rise) would be in excess of 22m with many of the existing plots being side on to Beech Hill Road. It is therefore considered that there would be no unacceptable impacts upon neighbours to the east of the development.

24. With regards to the cluster of affordable housing in this location, it is not considered that 18 of the 48 proposed affordable units would be an excessive amount of affordable housing in one location. Distributing the location of affordable housing within the site also has to be balanced with the Housing Association requirements of ensuring suitable clusters for management purposes.

#### Residential Amenity – The Amenity of Future Occupants of the Development

25. The Borough Design Guide and MDD LP policy TB07 set out minimum thresholds for private amenity space and internal space standards which new residential development should be assessed against.

##### *Private Amenity Space*

26. The Borough Design Guide recommends a minimum garden length of 11 metres. The proposed layout complies with these requirements in most instances however there are pinch-points within the development as a result of the site constraints and the number of dwellings proposed whereby some gardens are less than the recommended 11 metres. The layout has been re-considered however a solution to achieve minimum garden size on every plot has not been possible as it would likely result in development moving closer to the ecological buffer zones, resulting in detrimental impacts, or it would affect parking and road geometry.

27. Plots 3 and 4 have garden lengths which measure 10.6m and 10.7m which is a result of the requirement to provide maintenance access to the boundary hedgerow at the rear of these gardens. As such, shorter garden lengths in this location are considered acceptable as the gardens would have reasonable widths (8m) and would be separated from the shared neighbouring boundary by an external access path and a fenced hedgerow area so as not to result in unacceptable relationships between dwellings.
28. Plots 16, 23, 77, 92, 97, 115 also have garden depths within a range of 10m to 10.8m. The shortest garden lengths include plot 77 (10m) and plot 92 (10.6m) however these plots have wider gardens which would provide 79sqm and 110sqm of garden space which would be useable and given the siting of these dwellings, it would not result in unacceptable relationship to neighbours.
29. Whilst not all of the development accords with the Borough Design Guide in terms of garden lengths, given the scheme would meet the design, technical highway and ecological requirements in many other respects it would not be considered that a reason for refusal could be justified on this basis.

*Internal Space Standards*

30. With respect to internal floor space of the units, since 1st October 2015 national space standards have been introduced which supersede the WBC internal space standards set out within the MDD Local Plan document and therefore the proposal must be assessed against the national standards. The requirements are detailed but in summary the proposed dwellings meet or in many instances would exceed the following gross internal floor areas required by the technical housing standards:

National Technical Standards	Recommended Standards	Proposed
2 bedroom flats (3p)	61sqm	62.7sqm
3 bedroom houses (4p)	84sqm	85sqm
4 bedroom houses (8p)	124sqm	156sqm
5 bed house (8p)	128sqm	212sqm

Sustainable Design and Construction

31. 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 (composting). It is considered that sufficient internal and external storage could be provided to accommodate this.
32. Additionally, there is a condition attached to the outline permission to secure low and zero carbon technologies, to demonstrate how the development will achieve a 10% reduction in carbon emissions and this is being considered under the concurrent conditions application.

Access and Movement

33. The outline planning permission established the access points to the site and

was accompanied with a full Transport Assessment. The Inspector accepted that there would be no significant harm caused by additional houses to both local and the wider transport networks, subject to the delivery of the Transport Interventions that were identified and secured through a legal process. The current reserved matters application does not deviate from the established access points approved under the outline planning application.

#### *Access and Movement – Site Layout*

34. The principle accesses to the site would be from Beech Hill Road. The access roads have been designed to be a primary access of 5.5 metres in width with a minimum 2.0 metre wide service margin and a secondary (northern) access would have a 5m width with a footway at the entrance. Footways have been provided around the majority of the internal roads, with the exception short areas of road length, shared surfaces and private drives, which is considered to be acceptable due to the likely low vehicle speeds within these zones.

#### *Access and Movement – Car Parking*

35. In line with condition 3 of the Appeal Decision and Core Strategy Policy CP6, Managing Travel Demand and MDD LP Policy CC07 full details of the accesses, driveways, parking provision and turning areas are to be provided for approval as part of the reserved matters. The standards require allocated parking to be supplemented with unallocated or visitor parking.

36. The application proposes parking spaces as follows:

Allocated Parking	205
Unallocated for Residents	24
Unallocated for Visitors	24
Unallocated for Flat Block	15
Garages	71

37. There are a total of 268 spaces in total for the proposed 120 dwellings (18 flats and 102 houses), of which 59 spaces are unallocated or visitor spaces. For clarity the figures exclude all proposed garage spaces. This level equates to an average of 2.2 spaces per dwelling and 2.4 spaces per dwelling when including all garages spaces and the unallocated spaces for the flats.

38. This parking is in accordance with the WBC parking standards (WBC demand calculator assumes that garage accommodation accounts for 0.5 spaces per dwelling) and the amount of parking is proportionate to the size of dwelling that it is intended to serve. Visitor parking is well distributed through the development and this is provided in bays which are off-set from the carriageway to reduce the level of on carriageway parking.

39. On this basis, the level of parking provided and its location should limit demand for on street parking along the primary street and as such the proposed parking is considered acceptable on the site.

#### *Access and Movement – Cycle Storage*

40. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, details of cycle parking and storage are proposed in

accordance with the Council's standards set out in MDDL Appendix 2: the requirement is for 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. Cycle parking is provided on site for all dwellings and apartments and as such the proposals are considered acceptable on this basis.

41. The Highway Officer has recommended conditions to secure provision of the parking and road layout as proposed.

#### Waste and Recycling

42. The layout incorporates communal refuse collection points and demonstrates that the travel/carry distances for waste operatives and residents would meet the recommended standards of 30m distance for residents to carry their waste to the collection point and a maximum of 25m for operatives to travel to bring the waste to the collection vehicle.

#### Flooding and Drainage

43. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk.
45. At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the site is not located within areas shown to be at risk of flooding.
46. Surface water drainage details have been submitted pursuant to condition 15 of the appeal decision and the Council's Flood Risk Officer is satisfied with the submitted scheme.

#### Thames basin Heaths Special Protection Area

47. 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 site falls within this zone of influence and, in accordance with Core Strategy policy CP17 mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is to be provided by way of a contribution towards capacity within the Langley Mead SANG which is now open and fully operational. This has been secured through a legal agreement connected with the outline scheme

#### Ecology

48. Core Strategy Policy CP7, and MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value through provision of appropriate buffer zones and ecological permeability. The council's Ecologist has assessed the application and is satisfied that there would be adequate hedgerow buffer zones and the proposed Landscape enhancements and Ecological Management Plan demonstrates the site would achieve ecological permeability and would not result in unacceptable harm.
49. With regards to the location of Bat Boxes, the council's Ecologist requires submission of a lighting strategy to ensure that the locations proposed on the submitted plans would not be unacceptably affected by street lighting.

Condition 10 is recommended to secure this.

#### Archaeology

50. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Evaluation report for the proposal was submitted and Berkshire Archaeology as part of the outline scheme and a condition was recommended on the appeal decision that a scheme of investigation be submitted for approval and this will be given further consideration through applications submitted to approve the details pursuant to these conditions.

#### Affordable Housing

51. The outline appeal scheme had a condition which detailed specifically the type and tenure of the proposed on site affordable housing however since this time the need and emphasis of affordable housing has changed slightly with less emphasis on the provision of affordable rent (social rented housing is preferred). The applicant is therefore proposing a split of 50% shared ownership and 50% social rented which is acceptable. The proposed mix of units is currently under negotiation with the Affordable Housing Team and an update will be provided to members on the update paper.

#### Employment and Skills Plan

52. It is a requirement that the reserved matters show how the development scheme accords opportunities for training, apprenticeships or other vocational initiatives to develop local employability skills. A draft Employment Skills Plan was submitted with the application and is under negotiation with the Councils Economic Sustainability Team and given that the plan has not been agreed condition 15 is recommended to ensure that the plan is finalised prior to commencing development.

### **CONCLUSION**

The reserved matters are consistent with the principles and parameters established by the outline planning permission. It is considered that the application will deliver a suitable mix of housing, including on-site affordable housing with a high quality landscape scheme and public open space including a children's play area. The application is therefore considered to represent sustainable development and accordingly is recommended for approval.

### **CONTACT DETAILS**

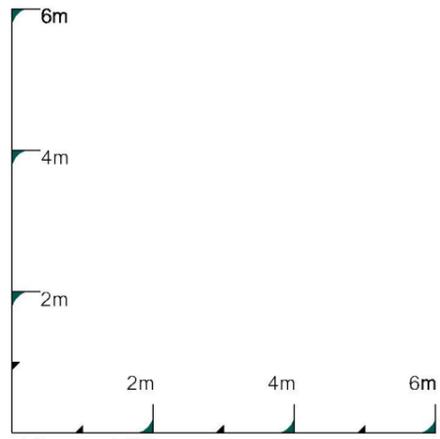
<b>Service</b>	<b>Telephone</b>	<b>Email</b>
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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Front Elevation

119



Reference 1:100



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land west of beech hill road, spencers wood

B 11.10.16 SR Elevation amended.  
A 21.09.16 JcH Apartment building re-designed.  
rev date by details

Apartment Block 1  
Proposed Elevation  
The Mansion

13.04.2016 created  
1:100 @ A3 scaling

SM/CD contact

reference 061512-B1-M-E1 B revision

apartment block 1

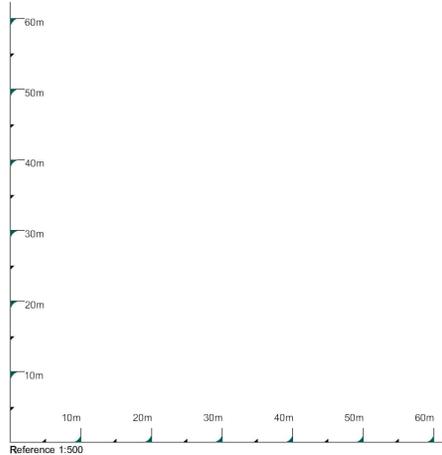
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House type	Description	Qty
<b>Private</b>		
M	2 Bed House	8
H533	5 Bed House	4
H532	5 Bed House	3
H432	4 Bed House	12
F224	2 Bed Coachouse	2
H422	4 Bed House	13
H423	4 Bed House	8
H424	4 Bed House	5
T362	3 Bed House	4
L	3 Bed House	13
<b>Private Total</b>		<b>72</b>
<b>Affordable</b>		
2BF(3P)	2 Bed Apartment (3 Persons)	11
2BF(4P)	2 Bed Apartment (4 Persons)	3
2BCH	2 Bed Coachouse	2
20	2 Bed House	14
30	3 Bed House	17
40	4 Bed House	1
<b>Affordable Total</b>		<b>48</b>
<b>Overall Total</b>		<b>120</b>

061512-BEL-TV-120-UNITS-20.09.16-JH.xlsx

121



planning layout

dha architecture ltd

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 Bottle Lane  
 Binfield  
 Berkshire  
 RG42 5QX

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 w. www.dhaarchitecture.co.uk

Landscaping is shown indicatively  
 refer to Landscape Architects' drawings for detailed design

E 11.10.16 JH/SR Revised to incorporate Local Authority's comments.

D 05.10.16 JEH Revised to incorporate Highways Officer's comments.  
 C 21.09.16 JEH Layout revised to incorporate Planning Officer's comments.  
 B 21.07.16 JEH Layout revised to incorporate Highways Officer's comments.  
 A 10.06.16 SR Text on title box amended.  
 rev date by details

Planning Layout

reference 061512-BEL-TV-01

31.03.2016 created  
 1:500 @ A1 scaling  
 SM / SR contact  
 E revision

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perspective view 01

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125

perspective view 06



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land west of beech hill road, spencers wood

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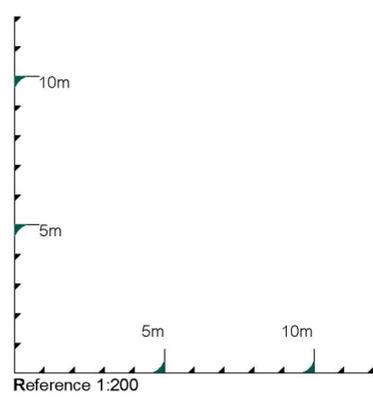
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60.00 DATUM LEVEL



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Streetscene 01		08.04.2016 created
reference 061512-SS01		1:200 @ A3E scaling
A	22.09.16 CD	Updated to reflect the layout changes
rev date	by	details
		SM/CD contact
		A revision

streetscene 01

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129



House Type H432  
Plot 19

House Type 30  
Plot 17

House Type 20  
Plot 17

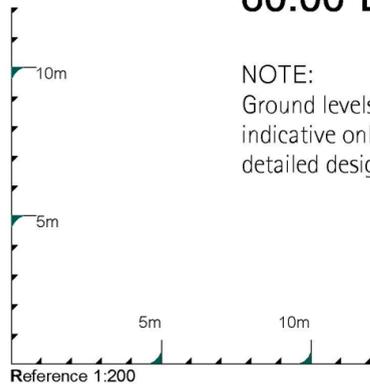
House Type 30  
Plot 16-15

House Type L  
Plot 2

House Type H432  
Plot 1

**60.00 DATUM LEVEL**

NOTE:  
Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



streetscene 02

land west of beech hill road, spencers wood



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A 22.09.16 CD Updated to reflect the layout changes  
 rev date by details

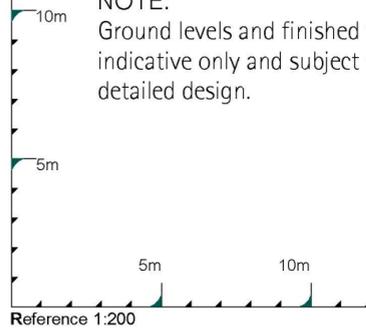
Streetscene 02  
 reference 061512-SS02  
 08.04.2016 created  
 1:200 @ A3E scaling  
 SM/CD contact  
 A revision

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## 60.00 DATUM LEVEL

NOTE:  
Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



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land west of beech hill road, spencers wood

B 11.10.16 DJ Amended Block 1  
A 22.09.16 CD Updated to reflect the layout changes  
rev date by details

Streetscene 03

reference 061512-SS03

08.04.2016 created  
1:200 @ A3E scaling  
SM/CD contact  
B revision

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House Type H432  
Plot 81

House Type M  
Plot 78-80

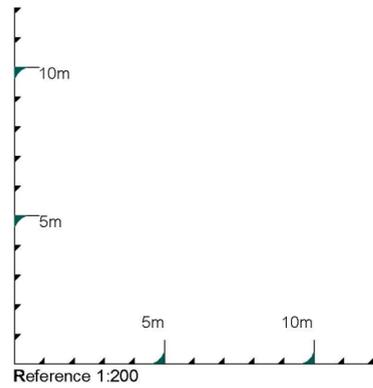
House Type F224  
Plot 77

House Type L  
Plot 76

### 60.00 DATUM LEVEL

NOTE:  
Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.

133



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land west of beech hill road, spencers wood

A 22.09.16 CD Updated to reflect the layout changes  
rev date by details

Streetscene 04

reference 061512-SS04

08.04.2016 created  
1:200 @ A3E scaling  
SM/CD contact  
A revision

streetscene 04

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KEY TO PLAN

Hard Landscape

- Primary roads
- Mews. Brindle block paving.
- Shared road. Pennant grey block paving.
- Driveways and parking courts. Natural block paving.
- Proposed footpaths.
- Footpath within POS. Hoggin.
- Furniture. Benches, Art seats and bins.

SOFT LANDSCAPE

Existing

- Existing trees to be retained.
- Existing native hedgerow to be retained where possible and enhanced.

Proposed

- Large scale native character trees.
- Oak trees and feature trees/
- Medium scale skyline impact trees.
- Street trees.
- Ornamental trees.
- Amenity grass seed.
- Back garden. Turf.
- Species rich wildflower meadow.
- Bulb planting.
- Proposed native hedge.
- Proposed ornamental hedge.
- Proposed ornamental planting.
- Proposed new route.

Rev E RM 28.09.16 Amended to new layout received 23.09.16 and LPA comments  
 Rev D SJ 25.08.16 Amended to include new routes 31.08.16.  
 Rev C SJ 25.08.16 Amended to encompass LPA comments.  
 Rev B MC 06.05.16 Amended to new layout received 13.04.16

<b>JBA 15/374</b>			
<b>Hard and Soft Landscape Masterplan - Amended</b>			
Client	Site		
Bellway Homes	Beech Hill Road, Spencers Wood		
Drawn by	Date	Scale	Rev
ALR/MC	02/16	1:500 @ A1	E

**James Blake Associates Ltd.**  
 LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE  
 The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9DX  
 Tel: 01787 248216 E-mail: jamesblake@jba-landmarc.com

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# Agenda Item 72.

ITEM NO: 72

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
162529	8/13	Hurst	Hurst	Major

<b>Applicant</b>	Wokingham Housing Limited		
<b>Location</b>	21 – 26 Tape Lane, Hurst	<b>Postcode</b>	RG10 0DP
<b>Proposal</b>	Full application for the proposed erection of 11no dwellings with associated access, car parking, landscaping and drainage following demolition of existing semi-detached bungalows.		
<b>Type</b>	Full		
<b>PS Category</b>	1		
<b>Officer</b>	Graham Vaughan		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 9 <sup>th</sup> November 2016
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application site is within the limited development location of Hurst however designated countryside is immediately to the west. Currently, six dwellings are on the site with associated amenity space and parking. The dwellings are semi-detached bungalows and were constructed after the Second World War. They are owned by the Council and are now at a stage where redevelopment of the site is a viable option. Wokingham Housing Limited has therefore submitted an application on behalf of the Council and as such, the application has to be determined by the planning committee.

The scheme is for full permission for the redevelopment of the site to erect 11 new dwellings in the form of two storey terraces and semi-detached properties and one detached bungalow. Each property would have ample amenity space as well as parking accessed from Tape Lane. The dwellings have been designed to pick up on the design elements of the surrounding properties but also have a more modern interpretation of the street scene. All the dwellings are proposed to be affordable housing as a result of Wokingham Housing Limited taking the development forward.

The proposal would intensify the level of development in the area, part of which is acknowledged as having rural characteristics. However, it is considered 11 dwellings can be satisfactorily accommodated on the site and this includes substantially longer gardens than the Borough Design Guide recommendation. Furthermore, the proposal is considered to be in keeping with the character area as the dwellings would be of a similar size, scale and design to neighbouring properties. Added to this, no harmful impact would occur on residential amenity. Given this, and the fact the proposal would provide 11 affordable homes, the scheme is considered to be compliant with the development plan and, as such, is recommended for conditional approval.

## PLANNING STATUS

- Limited development location
- Bat roosts
- Great Crested Newt consultation zone
- Groundwater zone 3

- Wind turbine safeguarding zone
- Sand and gravel extraction
- Contaminated land consultation zone

## RECOMMENDATION

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

### **A. Conditions and informatives:**

#### *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 '4000-PL-001 Rev A', '4000-PL-002', '4000-PL-003', '4000-PL-010 Rev A', '4000-PL-011 Rev A', '4000-PL-012 Rev A', '4000-PL-013 Rev A', '4000-PL-014 Rev A', '4000-PL-015 Rev A', '4000-PL-016 Rev A', '4000-PL-017 Rev A', '4000-PL-018 Rev A' and 'H15-15' received by the local planning authority on 15<sup>th</sup> September 2016. 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 (including the driveways, colours of fenestration and doors) 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. No development shall take place until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The scheme shall include:

- i) All residential units on site for use as affordable housing.
- ii) The tenure and rent levels to be agreed by the Council and could include all or some of the following; social rent, affordable rent, intermediate rent and shared ownership
- iii) The arrangements to ensure that such provision is affordable in perpetuity.

*Reason: To secure the provision of affordable housing in perpetuity. Relevant policy: Core Strategy policy CP5*

5. 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)*
6. 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.*
7. 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*
8. No development shall take place until a scheme to deal with contamination (including asbestos containing materials) of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.  
*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*
9. No development shall take place until the following drainage details have been submitted to and approved in writing by the Local Planning Authority:

  - (i) Full calculations demonstrating the performance of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change.
  - (ii) A drainage strategy plan.

- (iii) A maintenance arrangement for the SuDS features throughout the lifetime of the development.
- (iv) An agreement with the utilities provider allowing connection to the surface water network.

The submitted details shall be implemented as approved and thereafter maintained unless agreed in writing by the Local Planning Authority.

*Reason: To ensure the development would not have an adverse impact on flood risk for the surrounding area. Relevant Policy: MDD Local Plan policy CC09 and CC10*

10. 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.*

11. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

12. 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.*

13. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained 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.*

14. No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.*

15.a) The development hereby approved shall not be carried out unless in accordance with the submitted Arboricultural Impact Assessment (SJ Stephens Associates, October 2015, 807) unless approved otherwise in writing by the local planning authority (herein after referred to as 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 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*

16. No additional windows or similar openings shall be constructed in the first floor level or above in the south east elevation of building E hereby permitted except for any which may be shown on the approved drawings.  
*Reason: To safeguard the residential amenities of neighbouring properties.*  
*Relevant policy: Core Strategy policy CP3*
17. The first floor windows in the side elevations of the dwellings hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.  
*Reason: To safeguard the residential amenities of neighbouring properties.*  
*Relevant policy: Core Strategy policy CP3*
18. 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), no external lighting shall be installed on the site or affixed to any buildings on the site unless otherwise agreed in writing with the local planning authority.  
*Reason: In the interests of amenity. Relevant policy: Core Strategy policies CP1, CP3.*
19. The mitigation, compensation, and enhancement strategies given in Section 5 of the submitted Updated Ecology Report (Windrush Ecology Ltd, Ref: W1742\_rep\_Tape Lane\_30-06-16, June 2016) with box locations shown on drawing 4000-PL-003 shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.  
*Reason: To ensure that bats and great crested newts, European Protected Species, and nesting birds, protected under the Wildlife and Countryside Act 1981 (as amended), are not adversely impacted upon as a result of the development. Relevant Policy: Core Strategy CP7*
20. 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*
21. No works related to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

*Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3*

*Informatives:*

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. 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/>.
2. 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.
3. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
4. The applicant is advised of information from Southern Gas Networks which can be sent on request.
5. The applicant or main contractor (when appointed) is encouraged to apply for prior consent under s.61 of the Control of Pollution Act 1974 (Construction Site Noise). This will ensure that 'best practicable means' are used to minimise noise during demolition and construction.
6. The scheme of remediation should include the following details:
  - a. 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 contents of the scheme are subject to the approval 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 by 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:
      - a) human health,
      - b) property [existing or proposed] including buildings, crops, livestock, pets, woodland and service lines and pipes,
      - c) adjoining land,
      - d) groundwaters and surface waters,

- e) ecological systems,
- f) archaeological 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'.

b. 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.

c. 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.

d. 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 A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, 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 condition C.

7. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-and-recycling/collections/information-for-developers/>.
8. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement

has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
10. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
11. The following recommendation from the Tree and Landscape Officer is provided for the applicant: I recommend that the block paving proposals be changed to provide a 'mottled' effect and 'tumbled' edges such as; Charcon range 'Woburn' or 'Infilta' in grey or beige/brown mix or a product similar to Marshalls 'Tegula' range. The more textural appearance of the paving materials will provide a subtle contrast to the brick facades of the dwellings. The front doors could be painted in softer colours such as pale mossy greens, pale blues, and warm pinks/beiges. The proposals to place the street trees in grilles is another urbanising element to the scheme and I suggest that these trees be planted in a grass/landscaped verge of shrubs or hedges – with a low fenced barrier for protection against parking.

#### PLANNING HISTORY

- No planning history

#### SUMMARY INFORMATION

Site Area	0.37 hectares
Proposed density	29 dwellings per hectare
Existing units	6
Proposed units	11
Existing parking spaces	Minimum of 12
Proposed parking spaces	22

#### CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust	No comments received
Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No objection subject to informative (4)
SEE Power Distribution	No comments received
Thames Water	No objection subject to informative (2,3)
NHS Wokingham Clinical Commissioning Group	No comments received
WBC Biodiversity	No objection subject to condition (19)
WBC Community Infrastructure	No objection
WBC Drainage	No objection subject to condition (9)
WBC Education	No comments received
WBC Environmental Health	No objection subject to condition (8) and informative (5,6)

WBC Economic Sustainability Team (Employment Skills)	No objection subject to condition (7)
WBC Housing	No comments received
WBC Highways	No objection subject to conditions (10 - 14) and informatives (8 – 10)
WBC Tree & Landscape	No objection subject to conditions (5,6,15,20) and informative (11)
WBC Cleaner & Greener	No objection subject to informative (7)
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received
WBC Sports Development	No comments received
WBC Waste Services	No comments received

## REPRESENTATIONS

**Hurst Parish Council:** No objection but consider the following points should be taken into account:

- Appears to be inadequate parking
- Appearance of the houses should blend in
- Constructions times should be controlled
- The narrow section of Tape Lane should not be used by construction traffic
- Construction vehicles should park on or at the front of the site
- Part of the grass verge should be converted into highway
- Demolition should take into account asbestos
- Appears to be no proposal for street lighting

**Local Members:** No comments received

**Neighbours:** Eleven letters of comment received with regards to the following:

- There should be no increase in street lighting (See paragraph 9)
- The proposal would likely cause an increase in parking on Tape Lane which is already congested (See paragraph 14)
- Construction traffic should not use the narrow section of Tape Lane and construction times should be controlled (See paragraph 12)
- Parking of contractor vehicles should be controlled (See paragraph 12)
- The design is unimaginative (See paragraph 8)

Seven letters of objection received with regards to the following:

- Do not wish to move property (Officer Note: This is not a material planning consideration)
- Loss of privacy (See paragraphs 10 and 11)
- Disruption to local community (Officer Note: This is not a material planning consideration)
- Impact of construction vehicles (See paragraph 12)
- Inadequate parking provision including visitor spaces (See paragraph 14)
- No mention of street lighting (See paragraph 9)
- Proposal does not represent a quality design (See paragraph 8)

## APPLICANTS POINTS

- Development provides affordable housing
- More efficient use of land
- Updates and modernises existing housing

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

<b>PLANNING ISSUES</b>
<p><b><u>Description of Development:</u></b></p> <ol style="list-style-type: none"> <li>1. The scheme is for the demolition of the existing six properties along the south western side of Tape Lane and the erection of 11 new dwellings. This would include two storey semi-detached and terraced dwellings as well as a bungalow. Garden areas would extend to the rear of the properties and parking provision would be provided between the front elevation of the dwellings and the road. This would also include some areas of landscaping.</li> <li>2. The properties would be constructed with dark grey concrete roof tiles and red stock bricks as well as timber cladding for the bike/bin stores. There would be a provision of two and three bedroom properties as well as a kitchen and living area. The application is put forward by Wokingham Housing Limited and</li> </ol>

therefore all the properties are proposed as affordable houses.

**Principle of Development:**

3. 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.
4. The site is located within a limited 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.

**Character of the Area:**

5. Tape Lane connects Broadwater Lane and School Road and apart from a small amount of housing to the north and south ends, is adjacent to countryside to the west. To the east, are a line of residential properties fronting Tape Lane and also a small cul-de-sac providing access to Barker Court. Along this cul-de-sac are two storey properties to the north east and bungalows to the south west. The bungalows, which are subject to this application, were pre-fabricated post Second World War properties which were not designed for long term use.
6. The Tape Lane cul-de-sac is adjacent to designated countryside and there are grass verges along the road/pavement edge. At the entrance to the cul-de-sac, the verges are significantly wider creating an open section in the street scene which helps in the transition to the countryside. Added to this, the form of development in the area is quite loose with properties set back from the road and spacious gaps between buildings.
7. The proposal would result in a net increase of five dwellings which it is acknowledged would have a more urbanising impact on the character of the area. Nonetheless, the scheme has been designed to maintain similar sized gaps between dwellings have the same orientation and provide some landscaping elements to the front. Importantly, the scheme does not impact on the grass verges at the entrance of the cul-de-sac. Furthermore, the two storey scale of the dwellings (other than the bungalow) would be in keeping with surrounding properties. No objection is raised with regards to the bungalow given that they exist currently. As a result it is considered the scheme would not substantially harm the transition to the countryside or the grain of development in the area and therefore would be in accordance with policies CP1 and CP3.
8. Comments from neighbouring properties and the Tree and Landscape Officer have raised the design of the scheme as a potential concern due to the urbanising impact it may have. It is acknowledged that the materials suggested may not be appropriate in a rural, edge of settlement location when considered in

isolation; however, the proposal has been designed to complement the existing dwellings in the street scene. Specifically, the facing bricks would be of a similar colour and appearance (e.g. red brick) to the existing dwellings and the dark grey roof tiles would not be substantially different from the dark brown roof tiles already present. Additionally, the size of the windows, although of a larger scale than properties on the opposite side of the road, are not out of keeping with the area given there are a mix of window styles along Tape Lane. It is also considered that the timber cycle/bin stores, whilst being a modern interpretation, are a design feature of the scheme and not substantially harmful to the character of the area. From a more detailed perspective, design elements such as the driveway paving and the colour of the front doors could be agreed at a later stage through the use of a condition (3) which would allow for a 'softer' palette of materials and colours to be selected. Potential alternatives have been provided by the Tree and Landscape Officer and these are provided for the applicant through an informative (11). It is considered this would help the scheme assimilate into the area. On this basis, whilst the scheme is not an exact replica of the existing properties, it takes forward the design principles of the character of the area and is therefore considered acceptable.

9. Comments received from neighbours have stated that increased street lighting would have a harmful impact on the character of the area. There is one street light on Tape Lane and it is acknowledged this appears to be the one street light in the wider area. However, the proposal would not alter this street light or propose any new street lighting and therefore no objection to the application can be raised in respect of this. It is noted that there could be potential to install street lighting due to the pathways to the housing and therefore condition (18) is recommended to ensure that this cannot occur unless in agreement with the local planning authority.

#### **Residential Amenities:**

10. With regards to 13 – 16 Tape Lane, the new dwellings would be located at least 26 metres away and therefore no harmful impact would occur on residential amenity with regards to overlooking, overbearing or a loss of light. Similarly, the distance and orientation with 17 – 20 Tape Lane would not result in a harmful impact.
11. With respect of Brookwood and Ballacloan, it is acknowledged that the proposal would result in two storey properties orientated with their rear elevation towards the garden areas of the neighbouring dwellings. Although this would be a new impact, the distance from the side boundary would range from a minimum of 19.5 metres to 27 metres. It is also considered this type of relationship between dwellings is not uncommon in a residential area. As such, it is considered a reason for refusal could not be substantiated on this aspect.

#### **Access and Movement:**

12. **Highway Safety:** The properties would be accessed from Tape Lane directly off the highway which is similar to the existing situation. As such, no objection is raised in this respect however due to the increase in the number of accesses; the works would be required to be agreed outside of the planning application. Additionally, due to the location of the site, a construction method statement

would be required (10). It is considered this could limit the movement of construction vehicles to the south west (the narrow part of Tape Lane).

13. **Traffic Impact:** The proposal would add to the cumulative impact of development in the area and therefore would be expected to mitigate against this through CIL payments. In any case the increase in traffic from the net increase of 5 dwellings is not considered to have an adverse impact on the highway network

14. **Parking:** The proposal indicates that two parking spaces would be provided for each of the dwellings and this accords with the parking standards. As such, subject to a condition requiring this to be provided (12), no objection is raised. In terms of visitor parking, this already occurs informally on the road and although some kerbed sections would be removed, it is considered there is sufficient capacity in the area to accommodate visitors.

15. **Sustainability:** The site is in settlement and near public transport links and all the properties have access for cycle provision. As such, subject to a condition (13), no objection is raised.

#### **Flooding and Drainage:**

16. The site is located in Flood Zone 1 (low probability of flooding) however it is acknowledged that some surface water flooding has occurred previously. As a result, a surface water drainage strategy has been submitted which concludes that the impermeable area of the site would be decreased as a result of the development and that discharge to the surface water sewer could be managed with SUDS. The Drainage Officer has considered this report and raises no objection subject to a condition requiring details of attenuation methods, a drainage strategy plan, maintenance arrangement for SUDS and an agreement from the utilities provider to connect to the network (9). Subject to this, it is considered flood risk would not be increased on or off the site.

#### **Landscape and Trees:**

17. The area is residential in character and although there are some trees within front gardens, they are not a defining characteristic. Given the potential for landscaping to the front of the site and the ample gardens to the rear, it is considered that a robust landscaping scheme would be sufficient in maintaining the character of the area. Additionally, boundary treatments could be agreed at a later stage and are controlled by condition (6). As such, the Tree and Landscape Officer does not raise any objection in this respect, subject to conditions (5 and 15).

#### **Environmental Health:**

18. In respect of noise, the area is residential in character and therefore no significantly harmful impact would occur as a result of the proposal. Given the proximity to neighbouring dwellings and the scale of the development, the Environmental Health Officer has recommended a condition to control construction hours (21).

19. In respect of contamination, a ground investigation report has been submitted

which identifies ground gas, some contamination and asbestos containing material on the site. The report recommends a remediation statement is prepared in light of this. The Environmental Health Officer has considered this report and does not raise an objection, subject to conditions requiring gas protection methods (8) and a remediation statement to include an asbestos survey (8). It is also noted that dust may arise as a result of the proposal and therefore dust protection methods should be included in the construction method statement (10).

**Amenity Space for future occupiers:**

20. The Borough Design Guide states that new dwellings should have a minimum of 11 metres useable garden space. The proposal would provide garden depths ranging from 27 metres to 19.5 metres in respect of buildings B – E and therefore this is acceptable. In respect of building A, the bungalow, this would have an irregular sized garden which would range from 14.5 metres to 7.0 metres. It would however be 18 metres in width. Although not a typical sized garden it would nonetheless still be able to accommodate typical garden activities. As such, and in conjunction with its overall size, the garden for building A is not considered to detrimentally harm the residential amenity of future occupiers.

**Internal Space Standards:**

21. Internal space standards are set nationally and the proposal is compared against these below:

Type of house	National Standards	Proposed development
3 bedroom bungalow	95m <sup>2</sup>	99.3m <sup>2</sup>
2 bedroom house	79m <sup>2</sup>	83.2m <sup>2</sup>
3 bedroom house	102m <sup>2</sup>	101.5m <sup>2</sup>

22. Although the 3 bedroom house would not meet the national standards, it would be a very minor shortfall – 0.5m<sup>2</sup>. It is considered this would not detrimentally harm the residential amenity of future occupiers particularly given the large sized rear gardens, and that a reason for refusal could not be substantiated on this point.

**Ecology:**

23. The site is within a known Great Crested Newt consultation zone and one of the properties is known to have had a bat roost. As such, an ecology report has been submitted for the application which considers these species as well as other protected species. In respect of Great Crested Newts, the report considers the distance to ponds and the built form between them and the site means the risk to newts is low. In terms of bats, whilst potential roost opportunities are low, a bat was recorded flying out of 23 Tape Lane. The report recommends that a mitigation strategy and European Protected Species License should be obtained. In terms of other species, no harmful impact would occur however wildlife enhancement could take place as a result of the landscaping. The Ecology Officer has considered the report and is satisfied with its conclusions, subject to a condition (19).

### **Sustainable Design/Construction:**

24. 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.

### **Community Infrastructure Levy & Affordable Housing:**

25. **Community Infrastructure Levy:** As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre. However, as the proposal is for affordable housing, it is likely the scheme would be exempt from CIL payments.

26. **Affordable Housing:** The scheme is proposed as 100% affordable housing as the applicant is Wokingham Housing Limited. This exceeds the provision for affordable housing as set out in Policy CP5 of the Core Strategy (which would be 20% for a site such as this) and this is considered a positive aspect of the proposal. Typically, affordable housing is secured through a legal agreement however, in this instance, due to Wokingham Housing Limited being a subsidiary company of Wokingham Borough Council; it is considered a condition would be more appropriate. As such, condition 4 ensures that affordable housing would be secured in perpetuity and this would also set out that the scheme is provided as 100% affordable.

### **Employment Skills:**

27. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. The proposal is considered appropriate for this and therefore a condition requiring a plan to be submitted is included (7).

### **CONCLUSION**

The application is considered to be acceptable in terms of the impact on the character of the area, neighbouring properties and future occupiers. Sufficient parking provision has been indicated and the proposal would provide mitigation for impact on bats and great crested newts. Adding weight in favour of the proposal is the provision of affordable housing. As such, the proposal is recommended for conditional approval.

### **CONTACT DETAILS**

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



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Revisions  
 Job Title  
**PROPOSED RESIDENTIAL DEVELOPMENT**

Location  
**TAPE ROAD  
 HURST**  
 Drawing Title  
**SITE LOCATION PLAN**

Date 21/12/15 Drawn  
 Scale 1:1250 at A3 Checked  
 ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE  
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**LHA** Royal Station Court, Twyford  
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 e-mail: [enquiries@lha.co.uk](mailto:enquiries@lha.co.uk)

Dwg no. **4000-PL-001** Revision **A**

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**Development Analysis**  
All areas are gross internal and approximate

Bungalow:	3 bedroom:	1
Houses:	2 bedroom:	4
Houses:	3 bedroom:	6
TOTAL:		11

Site area: 0.91 acres 0.37ha

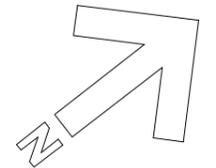
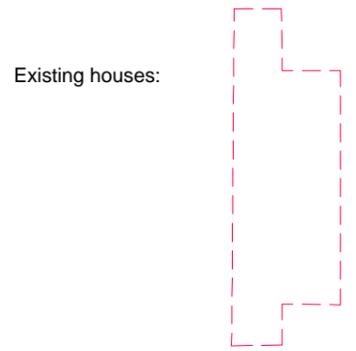
Density: 12dw/acre 29dw/ha

Car parking: 22

Cycle parking: 22

Trees (in tree grilles in paving):

Existing houses:



Revisions  
Job Title  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Location  
**TAPE ROAD  
HURST**  
Drawing Title  
**BLOCK PLAN**

Date 21/12/15 Drawn  
Scale 1:500 at A3 Checked

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e-mail: [info@lha.co.uk](mailto:info@lha.co.uk)

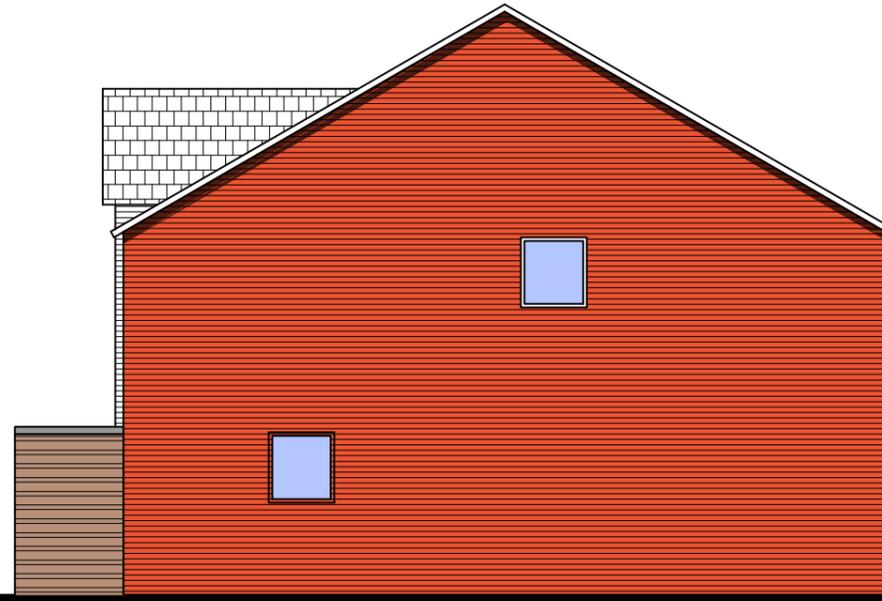
Dwg no. **4000-PL-002** Revision

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**Front elevation - North**

- Interlocking concrete roof tiles  
Colour: Dark grey
- Painted timber fascia  
Colour: White
- Polyester powder coated aluminium/timber composite double glazed windows  
Colour: White
- Facing brickwork  
Colour: Red stock - to match brick on existing houses
- Bike stores, bin stores and canopies  
Western Red Cedar on galvanised steel frame
- Painted timber front door with vision panels  
Colour: Various primary colours

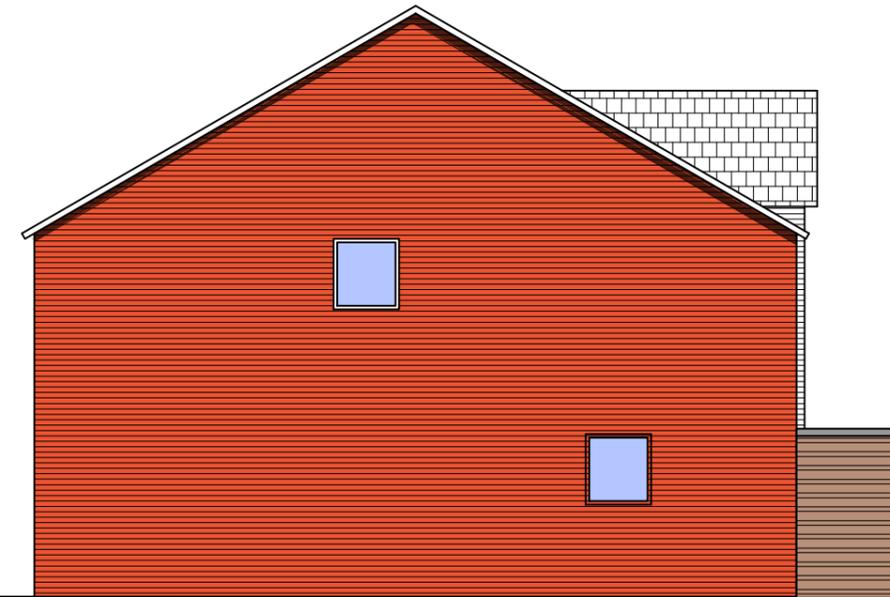


**Side elevation - West**



**Rear elevation - South**

- South facing roof to have interlocking PV tiles to match module of roof tiles  
Colour: Dark grey
- Polyester powder coated aluminium/timber composite double glazed sliding/folding patio doors  
Colour: White

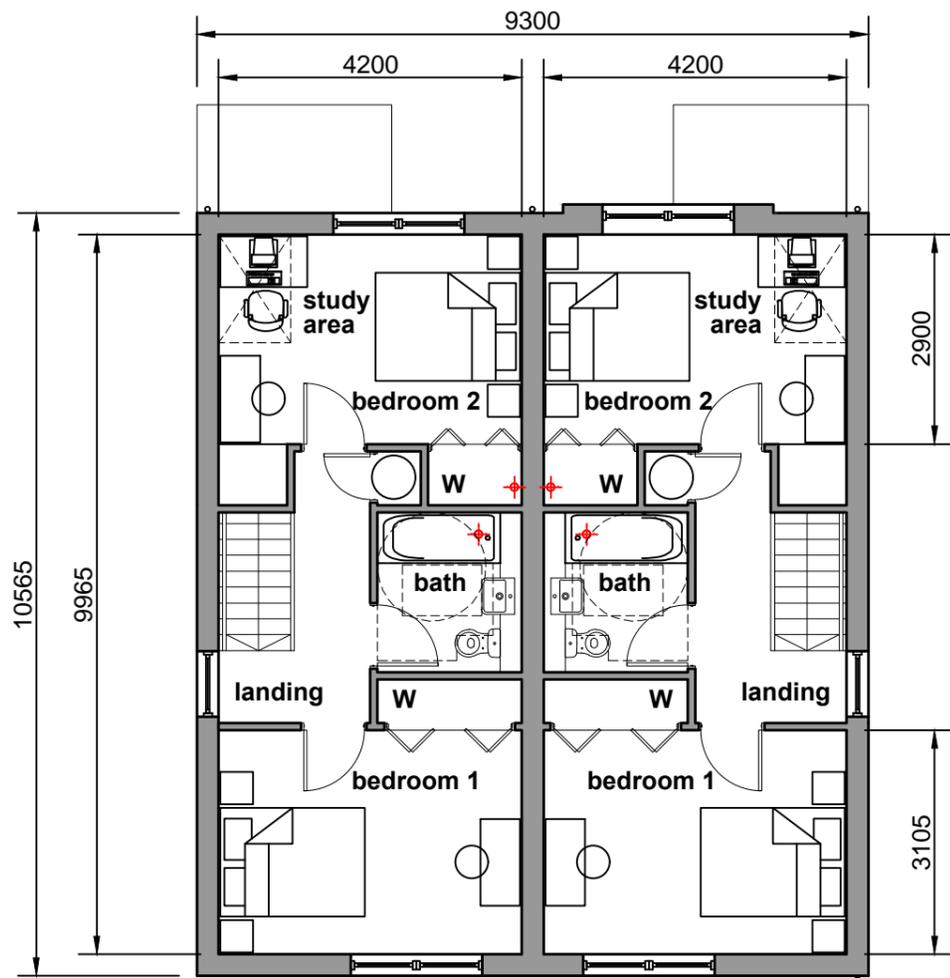


**Side elevation - East**

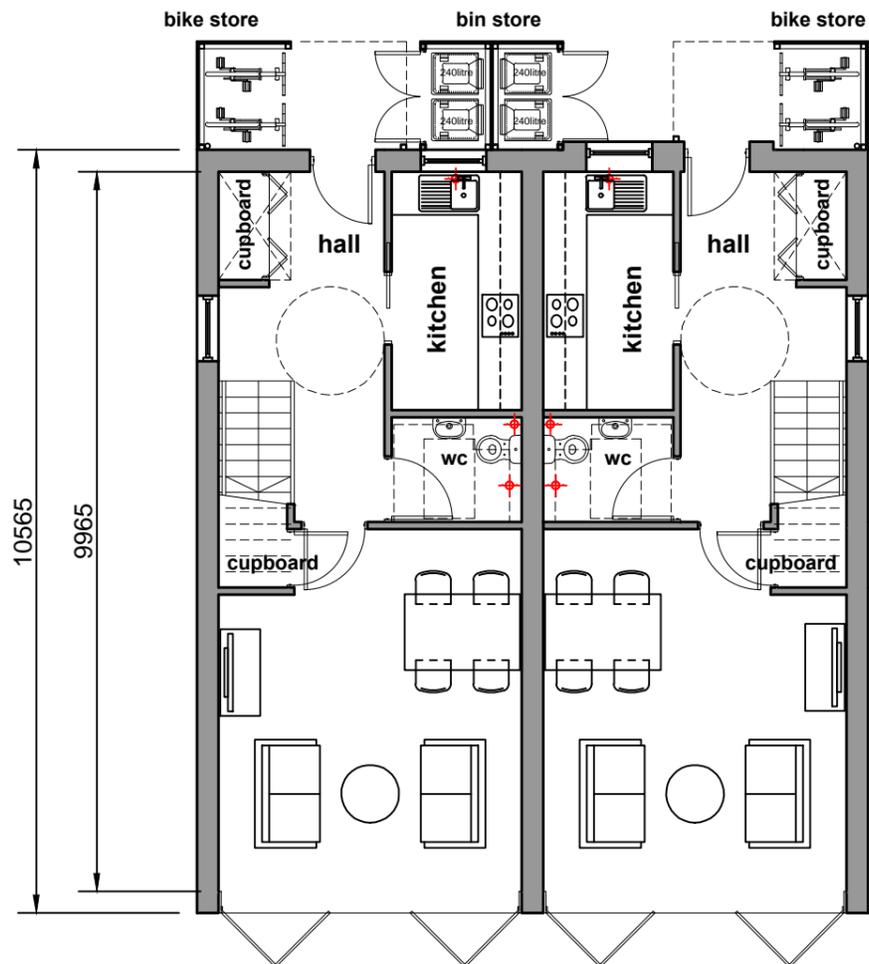


Revisions	
Job Title	PROPOSED RESIDENTIAL DEVELOPMENT
Location	TAPE LANE HURST
Drawing Title	BLOCK B ELEVATIONS
Date	21/12/15
Scale	1:00 at A3
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Dwg no.	4000-PL-013
Revision	A

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First floor



Ground floor

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**Street scene**

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Revisions  
Job Title  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Location  
**TAPE LANE  
HURST**  
Drawing Title  
**ELEVATIONS  
STREET SCENE**  
Date 12/06/15 Drawn  
Scale 1:250 at A3 Checked  
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Dwg no. **4000-PL-018** Revision

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# ST. NICHOLAS HURST PARISH COUNCIL

Clerk to the Council: Mrs. Maria Bradshaw MIA.  
The Office, 9 Primrose Lane, Winnersh, Wokingham, Berkshire, RG41 5UR.  
Telephone: 0118 9798914  
E-mail: [Clerk@hurstpc.org.uk](mailto:Clerk@hurstpc.org.uk)

Development Control Manager,  
Wokingham Borough Council,  
Planning Services,  
P.O. Box 157,  
Shute End,  
Wokingham,  
RG40 1WR

10<sup>th</sup> October 2016

Dear Mr Vaughan

## Planning Application 162529

Proposed erection of 11 No. dwellings with associated access, car parking, landscaping and drainage following demolition of existing semi-detached bungalows.

The Parish Council has considered this application and has no objection in principle.

There is, however, a number of points that the Council believes should be covered by conditions for approval. Please note that this letter has also been copied to the Highways Department and Housing at Wokingham Borough Council (WBC) to emphasise the importance of them and because some of them might not be directly planning matters.

1. The Council is of the view that there is insufficient parking for the increased number of houses. The road already suffers from a lot of ad hoc parking and the rise of the number of dwellings from 6 to 11 will undoubtedly exacerbate this. The Council does recognise that the proposed provision complies with WBC Policy and Design Guide.
2. The appearance of the houses needs to blend in with the variety of styles that are present both in Tape Lane and the rest of Hurst. This is best done by varying the brickwork colour and the type of roofing tiles between the different buildings.
3. The construction of these new dwellings must be conditioned in respect of hours of work to 8 to 6 Monday to Friday and 8 to 12 on Saturday.
4. All construction traffic to the site must NOT use the narrow section of Tape Lane from School Road to the site. All access must be from the A321 junction. The Council would seriously consider the temporary closure of Tape Lane immediately west of the site to ensure this is observed.
5. Parking of cars and vans belonging to the construction workforce to be limited to immediately in front of the site or actually on the site.

6. The Council strongly suggests that the strip of land alongside the site parallel to the narrow part of Tape lane should be converted into highway and the narrow section of Tape Lane commence 40m west of where it starts at present. This strip is believed to be Highways land and the conversion of this would help to prevent the general parking of vehicles that takes place on the grass at present.

7 It is noted in the Ground Appraisal Report submitted with this application that asbestos was found in one of the gardens. However, this investigation did not enter any of the houses. At the time these were built in the late 1940's the use of asbestos as a building material was very common and great care should be taken in the demolition of the existing bungalows for the protection of not only the workforce but also residents nearby and the general public.

8 There does not appear to be a proposal for the installation of street lighting. For the avoidance of doubt this is in line with local views on street lighting in Hurst.

The Parish Council asks that all these points are fully taken into consideration in the approval or otherwise of this application.

Yours sincerely,

A black rectangular redaction box covering the signature of Maria Bradshaw.

Maria Bradshaw Clerk to the Council

cc Alex Deans, Highways Dept  
cc Simon Price, Housing Dept

# Agenda Item 73.

ITEM NO: 73

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
162223	9/13	Swallowfield	Swallowfield	Major

<b>Applicant</b>	Mr Butler	
<b>Location</b>	Hill Farm, Jouldings Lane, Farley Hill	<b>Postcode</b> RG7 1UR
<b>Proposal</b>	Full application for the proposed erection of one cattle shed and construction of associated access track, yard and silage clamp.	
<b>Type</b>	Full	
<b>PS Category</b>	6	
<b>Officer</b>	Graham Vaughan	

<b>FOR CONSIDERATION BY</b>	Planning Committee on 9 <sup>th</sup> November 2016
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application site is in designated countryside and is part of a farm located in Farley Hill. The farm currently operates mainly as a haylage business as well as an agricultural contracting company and therefore the buildings on site are reflective of this. The proposal is for the formation of a cattle yard and erection of a cattle shed to help diversify the farm. Also proposed is the erection of a fence, track around the building and silage clamp.

The proposal would provide further agricultural buildings on a working farm and help to diversify the farm. Supporting information has been submitted to demonstrate this and no objection in principle is raised as a result. Whilst the development is considered to be appropriate in a rural area, a landscaping buffer is also proposed to help filter views towards the development. As a result, although the proposal would introduce built form in the countryside, it is considered a harmful impact on the countryside would not occur. Additionally, subject to conditions, no harmful impacts are identified in other respects and therefore the application is recommended for approval.

## PLANNING STATUS

- Countryside
- Farnborough Aerodrome consultation zone
- Archaeological Sites
- Wind turbine safeguarding zone
- Sand and gravel extraction
- Minerals consultation zone
- Special Protection Area – 5 and 7 km

## RECOMMENDATION

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

### A. Conditions and informatives:

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 'Location Plan', 'BPL-23/01 Rev A', 'BPL-23/02 Rev A' and 'BPL-23/03 Rev A' received by the local planning authority on 22<sup>nd</sup> May 2015 and the revised plans on 15<sup>th</sup> August 2016. 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 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*

5. 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*

6. No development shall take place until a Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- (i) A plan indicating pipes and SuDS features.

- (ii) Details of attenuation structures sized to cater for events up to and including the 1 in 100 flood event with a 40% allowance for climate change.
- (iii) Demonstration of how the runoff rate will be controlled at Greenfield rates

The submitted details shall be implemented as approved and thereafter maintained unless agreed in writing by the Local Planning Authority.

*Reason: To ensure the development would not have an adverse impact on flood risk for the surrounding area.*

7. The mitigation measures during construction given in the submitted Reptile Mitigation Strategy (ACD Environmental, Ref: PRI20572MitigationStrategy, October 2016) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the risk of injuring or killing any of the widespread reptiles, protected under the Wildlife and Countryside Act 1981 (as amended), during the development is appropriately mitigated.

*Reason: To ensure that reptiles, are not adversely impacted upon as a result of the development. Relevant Policy: Core Strategy CP7*

8. 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. *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. 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. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
  - planning issues relating to ecology and landscaping;
 The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

3. This permission relates solely to the creation of the cattle yard, the building labelled cattle shed 1 and the silage clamp as shown on plan number 'BPL-23/01 Rev A'.

#### PLANNING HISTORY

- **151/71** – outline bungalow **conditionally approved** on 18<sup>th</sup> March 1971
- **305/71** - Details bungalow **conditionally approved** on 15<sup>th</sup> April 1971
- **15081** - Addition of living room, shower room and toilet and form granny annexe **conditionally approved** on 12<sup>th</sup> March 1981
- **SO/2015/0791** – Application for a Screening Opinion for an Environmental Impact Assessment for the proposed development of a Green Bio-gas Anaerobic Digestion Plant – **EIA not required**. 17<sup>th</sup> April 2015
- **F/2015/0767** – 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 **conditionally approved** on 16<sup>th</sup> September 2015
- **152899** – Application for variation of conditions 3, 8 and 17 of planning consent F/2015/0767 for anaerobic digestion power generation facility. Condition 3 relates to the approved plan numbers and the new plans propose changes to bio-digester equipment including reduction in height of digester tanks, new digestate drier and the upgrade of ancillary equipment so they are grouped into one building. Condition 8 relates to the requirement for a scheme in the event of the plant becoming disused to be submitted for approval and the new details propose the scheme should be submitted within three months of the date of the plant being disused. Condition 17 relates to the construction of the storage lagoon prior to operation of the plant and the new details propose the lagoon to be completed within 12 months of the plant being in operation due to the potential storage capacity provided by the changes relating to the variation of condition 3 as above **conditionally approved** on 23<sup>rd</sup> December 2015
- **153223** - Certificate of existing lawfulness application for the use for storage purposes within Use Class B8 **approved** on 27<sup>th</sup> January 2016
- **160068** - Certificate of existing lawfulness application for the use of Building H for storage purposes within Use Class B8 **approved** on 23<sup>rd</sup> February 2016
- **160359** - Application for a certificate of existing use for parking of not more than four non-agricultural lorries **approved** on 16<sup>th</sup> March 2016
- **162059** - Householder application for the proposed raising of existing roof, insertion of dormer window extension to facilitate first floor accommodation, erection of a two storey front/side extension and demolition of existing garage/store **conditionally approved** on 21<sup>st</sup> September 2016
- **162224** - Full application for the proposed erection of one cattle shed currently pending

#### CONSULTATION RESPONSES

Berkshire Archaeology	No objection subject to condition (5)
Natural England	No objection
Royal Berkshire Fire and Rescue	No objection
Thames Water	No comments received
WBC Biodiversity	No objection subject to condition (7)
WBC Tree and Landscape	No objection subject to conditions (4 and 8)
WBC Environmental Health	No objection
WBC Drainage	No objection subject to conditions (6)

WBC Waste Services	No comments received
WBC Highways	No objection

## REPRESENTATIONS

**Swallowfield Parish Council:** Objection received with regards to:

- Anaerobic digester was going to use feedstock grown on the farm locally which seems inconsistent with a cattle rearing operation. Parallel cattle operation would mean more AD feedstock being transported in by road
- AD plant is a significant “industrialisation” on its own in an area designated as an area of special landscape character and the addition of two (or even one) large cattle sheds would add significantly to the number of large and incongruous structures on the site. (see paragraph 19)

**Local Members:** No comments received

**Neighbours:** No comments received

## APPLICANTS POINTS

- Acceptable use in the countryside
- Accords with relevant criteria for cattle rearing
- Diversification of farm
- Additional landscaping to be planted

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP11</b>	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>TB21</b>	Landscape Character
	<b>TB25</b>	Archaeology
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide

## **PLANNING ISSUES**

### Description of Development:

1. The proposal is for the erection of one cattle shed on Hill Farm, Jouldings Lane. The cattle shed would be located in the southern part of the site and would measure 73.1 metres in length and 14.7 metres in width. It would have a dual pitched roof with a ridge height of 5.3 metres and an eaves height of 3.6 metres. Also proposed is a silage clamp adjacent and to the north of the cattle shed as well as a wildlife proof perimeter fence and a track formed around the shed leading to the rest of the farm. There would also be a further cattle shed however this is subject to planning application 162224.

### 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 outside any defined settlement area and therefore the principle of development is acceptable subject to impact on the countryside. Policy CP11 of the adopted Core Strategy states that proposals outside of development limits will not normally be permitted except where, *inter alia*, it contributes to diverse and sustainable rural enterprises within the borough and does not lead to excessive encroachment or expansion of development away from the original building. With regards to sustainable rural enterprises, the proposal is for the formation of cattle sheds and its associated works and in this respect is considered to come under this exception criterion.
4. An Agricultural Report has been submitted which details the reasoning for the application. Prior to the foot and mouth crisis in 2001, Hill Farm operated as a beef and sheep enterprise however the crisis resulted in all the livestock being sold. Subsequently the farm was restructured with an emphasis on the production of hay and haylage for sale to the equine market and an agricultural contracting company. In addition, land outside of Hill Farm (but within a 15km radius) is owned and used by the applicant. Furthermore, planning permission has recently been granted for an anaerobic digester (AD) plant which is currently being constructed. As such, the reestablishment of the beef fattening enterprise on Hill Farm is a further aspect in diversifying the business to ensure it remains resilient to market fluctuations.
5. The report identifies that the size of the buildings relate to typical agricultural buildings and the requirement to meet statutory regulations for the keeping of cattle. It also notes that the buildings are designed to meet best practice guidelines which are above the statutory level. Similarly, the indicative layout of having the sheds facing each other with the silage clamp nearby allows for greater efficiencies. The report also sets out that there is sufficient land owned by the applicant to maintain forage and the spreading of manure. This also takes into account the requirements of the AD plant. Therefore, the report concludes that the proposal would help diversify the business further, meets and exceeds

statutory requirements in terms of cattle rearing and generates one additional job on the site.

6. Overall, there is considered to be a recognised need for the buildings, particularly as it would help ensure the longevity of Hill Farm as a business which contributes to the local economy. The proposal would also utilise existing processes on the farm taking into account the additional forage that is already grown there. As such, this is considered to comply with policy CP11 as it would contribute to a rural enterprise and is therefore acceptable in principle. However, the impact on the character of the countryside is discussed below.

#### Character of the Area:

7. The area is rural in character and appearance although it is acknowledged that the main collection of buildings in Farley Hill is located to the north of the site on Church Road. Nonetheless, the site itself and its surroundings to the east, south and west are predominantly rural with further farms located to the south of the site. The application site comprises mainly of agricultural fields arranged around a central group of buildings which have a variety of uses associated with the farm. Beyond this and to the south, further fields are available and this is used in conjunction with the haylage operation of the site.
8. The building proposed would be of a large size and occupy a large footprint. Nonetheless, it would be of an appearance typical of agricultural buildings and it is noted the size relates partly to the requirement of legislation on cattle herding. In addition, agricultural buildings are not uncommon in the area and in this respect an additional building is not considered to have a harmful impact. However, criterion 2 of policy CP11 requires that proposals do not encroach on the countryside and it is acknowledged that due to their size and location, the buildings would create additional built form. Nonetheless, the building would not be sufficiently divorced from existing buildings as to warrant a conflict with the policy and typical farm activities, including the storage of hay bales, already takes place in this area. Also lending weight in support of the application is the submitted Landscaping Visual Impact Assessment. This sets out that out of the 10 viewpoints assessed, only three would be impacted and only one of these would be significant. As such, a suitable landscaping scheme would be sufficient in ensuring this would not be a harmful impact.
9. Weight should be given to the impact on the countryside as a result of the additional built form but this is considered to be outweighed partly by the benefits of ensuring an agricultural use remains on the site and the economic benefits this would bring; but also as it would be in keeping with the character of the area. Additionally, mitigation of the impact of the proposal would be provided through landscaping which over time would help it integrate into the landscape. On balance therefore, the proposal is considered to have an acceptable impact on the countryside.

#### Landscape and Trees:

10. There are no significant trees that could be impacted by the proposal and therefore no harmful impact would occur in this respect. In line with the rural characteristics of the site and to mitigate the impact on views from the bridleway

to the south of the site, additional landscaping is proposed. This is partly through a new hedgerow along the western edge of the cattle yard but primarily through a landscaping buffer zone to the south. This would comprise of a hedgerow and new trees. The Tree and Landscape Officer, although requesting some minor changes to the layout of the trees in this area, is satisfied that the proposed landscaping would be sufficient in mitigating the impact on the landscape character.

#### Residential Amenities:

11. Due to the significant separation distances to any neighbouring properties (over 50 metres), no harmful impact on residential amenity in terms of overlooking, overbearing or a loss of light is considered to occur.

#### Highways and Access:

12. Access to the farm is from two main points; the junction of Jouldings Lane and further down the road to the existing farmhouse. The entrance at the junction has a track leading to the farm and this is typically used by farm vehicles to avoid the Jouldings Lane itself. The proposal would use this track and it would connect to the area around the cattle shed. As such it would not raise any issues in terms of access. As the keeping of cattle would be ancillary to the use of the site as a farm, the Highways Officer does not consider there to be any greater traffic associated with the site and therefore does not raise any objection.

#### Flooding and Drainage:

13. The site is within Flood Zone 1 and therefore at low risk from flooding. As a result, the Drainage Officer does not raise an objection in principle. It is acknowledged the roof form of the building would be large and therefore this would increase run-off however it is considered a suitable drainage solution could be achieved on site without detriment to the site as a whole or neighbouring sites in terms of flooding. As such, further details regarding drainage could be controlled through a condition (6).

#### Environmental Health:

14. The Environmental Health Officer has not raised any concern in relation to the proposal. Given that the site is a working farm and therefore there is already a recognised impact from this, no harmful impact is considered to occur. Furthermore, the separation distance to the nearest neighbouring property is considered sufficient to mitigate any harmful impact in terms of noise and odour.

#### Biodiversity:

15. The proposal would result in a minor impact in terms of the establishment of a cattle yard however this would be offset by the proposed landscaping. It is considered that there could be an impact on reptiles which are known to be in the area and therefore additional information has been requested. Having considered this, the Ecology Officer is satisfied no harmful impact would occur subject to a condition (7). Additionally, Natural England has been consulted due to the proximity to a SSSI. However, they are of the opinion the development is not of a

scale that would cause a detrimental impact.

Community Infrastructure Levy:

16. As the proposal is not for new residential or retail floor space, the proposal is not CIL liable.

Employment Opportunities:

17. Whilst the proposal is a major application and Policy TB12 of the MDD states these should be accompanied by an Employment and Skills Plan, the opportunities provided by the scheme are considered to be limited and not of a type that would suit an employment skills plan. As such, it is considered there is no identified harm in not requiring a plan to be submitted.

Archaeological Impact:

18. Due to the archaeological potential of the site and surrounding area, Berkshire Archaeology has requested a condition (5) for a written scheme of investigation to be submitted prior to the commencement of development. Subject to this condition, no harmful impact is considered to occur.

Other:

19. Although some of the matters raised by the Parish Council have been considered elsewhere in the report, it is considered necessary to assess their comments. Planning applications have to be considered on their own merits and should accord with local and national planning policy. Whilst the granting of permission for the anaerobic digester is a material consideration in terms of the planning history of the site, it cannot be used to prohibit the granting of planning permission for a different scheme. For clarification, the site is **not** within an area of special landscape importance or character and the LPA does not consider an agricultural building on a farm in a rural area to be incongruous.

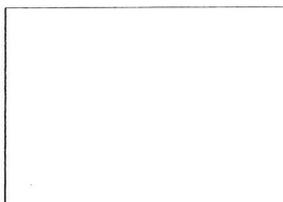
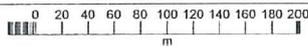
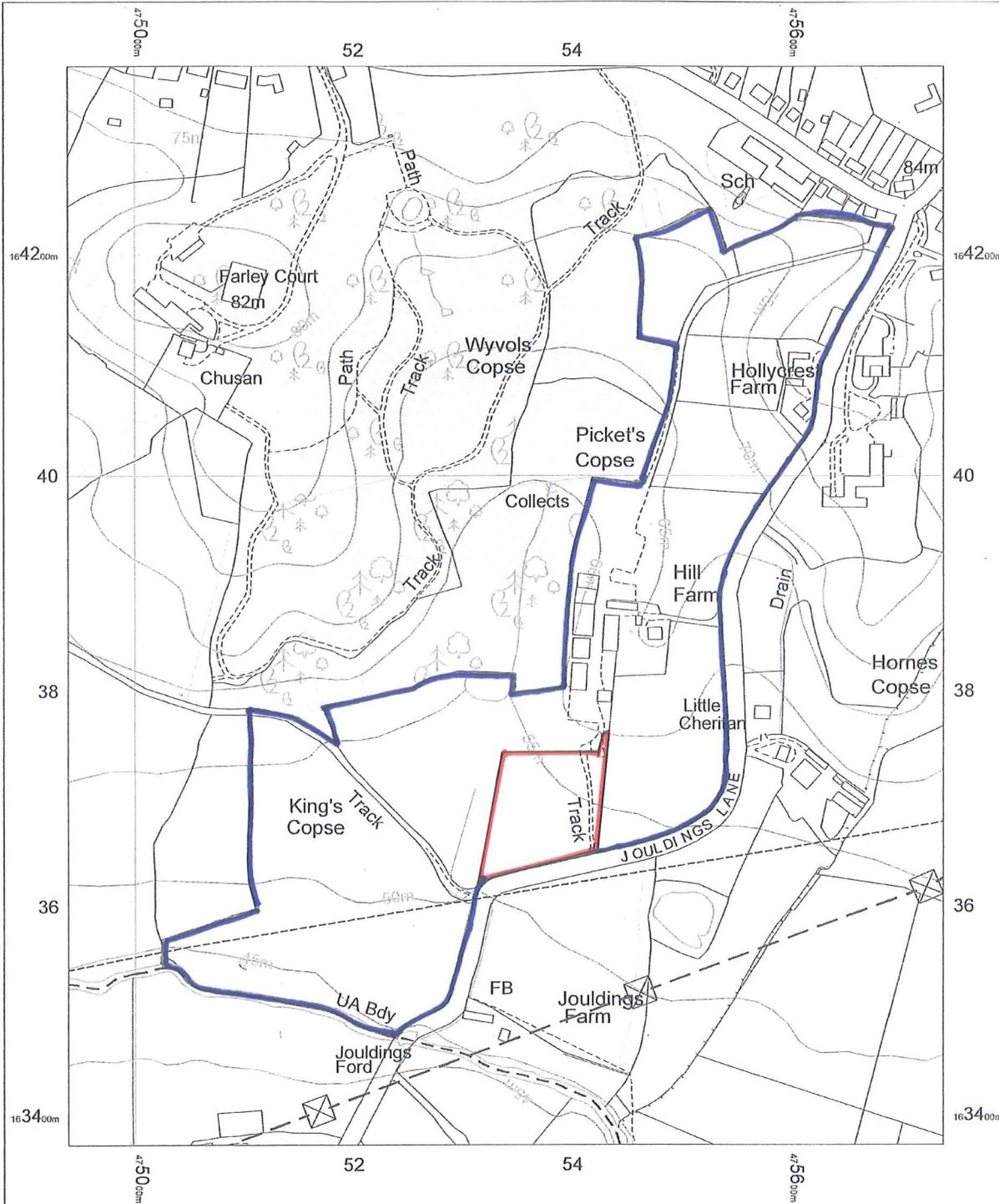
**CONCLUSION**

The proposal is for an acceptable use in the countryside and no significant harmful impact on the character of the area would occur. Subject to appropriate conditions, it is considered no harmful impact would occur in terms of highways, ecology or tree and landscape. Furthermore, the site is located a sufficient distance from residential properties in order to not have a harmful impact on residential amenity. As such, the proposal accords with the development plan and is recommended for approval subject to conditions.

**CONTACT DETAILS**

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

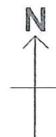
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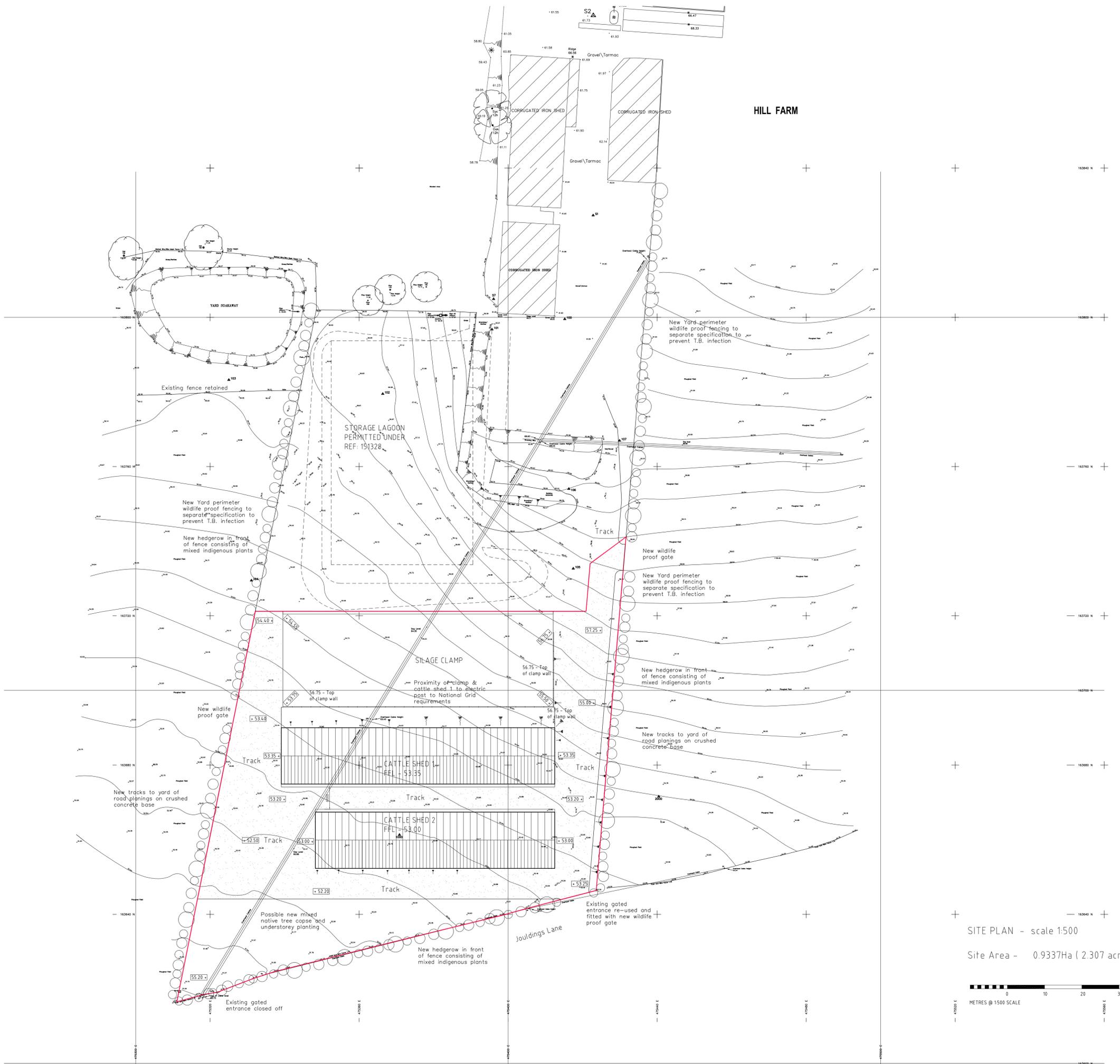
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- GENERAL KEY**
- EXISTING TREES TO REMAIN
  - TREES TO BE REMOVED
  - EXISTING FARM BUILDINGS
  - PROPOSED CATTLE SHEDS
  - NEW TRACKS
  - EXISTING ACCESS ROAD FINISH
  - EXISTING LEVEL
  - PROPOSED LEVELS
  - SURVEY STATION POINT

SURVEY STATIONS				
Name	Eastings	Northings	Height	Remark
1	475422.795	163827.324	61.979	Hill Nail
2	475422.840	163880.910	61.716	Destroyed
3	475401.050	163885.315	61.554	Destroyed
4	475434.200	163901.588	61.395	Destroyed
5	475462.002	163981.921	64.171	Destroyed
6	475422.245	163979.961	63.324	
7	475398.082	163884.907	61.461	Nail in Peg
100	475415.182	163799.529	61.540	Survey Nail
101	475395.632	163796.767	62.574	Nail in Peg
102	475396.325	163779.434	56.930	Survey Nail
103	475325.000	163783.245	56.090	Survey Nail
104	475331.052	163729.471	54.726	Nail in Peg
105	475417.470	163752.668	58.328	Nail in Peg
106	475416.282	163754.034	60.077	Survey Nail
107	475420.869	163766.954	60.657	Survey Nail
108	475420.202	163887.510	61.692	Survey Nail
109	475425.796	163908.140	61.519	Survey Nail
110	475456.732	163959.871	63.129	Survey Nail
111	475479.600	163950.921	64.740	Nail in Peg
1000	475370.812	163661.317	53.010	Nail in Peg
2000	475440.417	163671.580	54.594	Nail in Peg

A JUL 16 FINALISED FOR PLANNING  
Date Revisions

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Client  
Russell Butler

Job Title  
Hill Farm  
Jouldings Lane  
Farley Hill  
Berks

Drawing Title  
Planning  
Cattle Sheds  
Site Plan

Scale  
1:500 @ A1

Date  
Apr 16

Drawn by  
RW

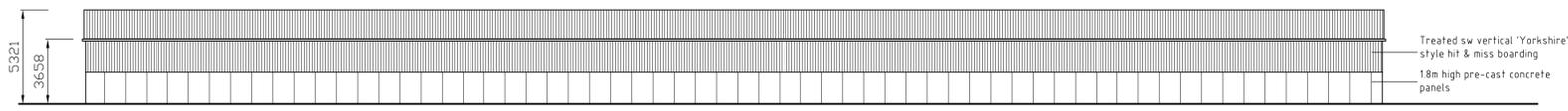
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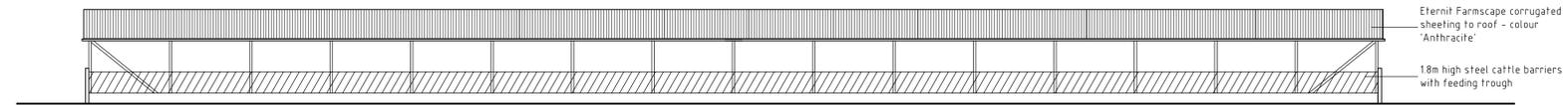
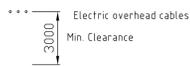
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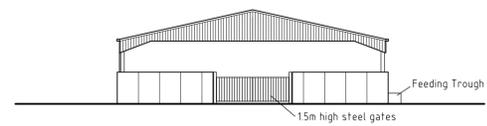


SIDE ELEVATION - north

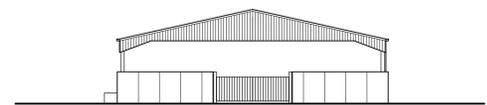


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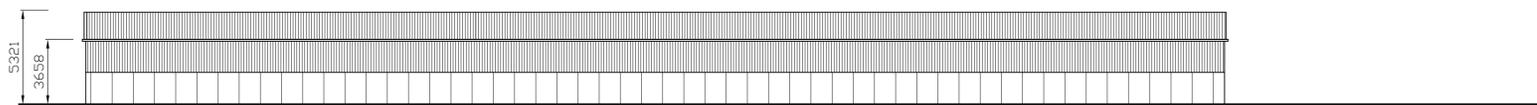
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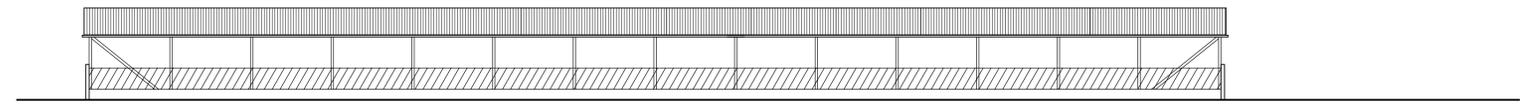
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END ELEVATION - east

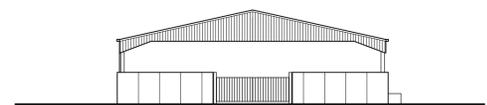


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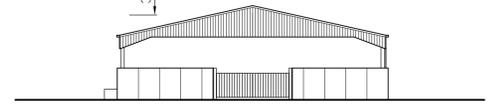


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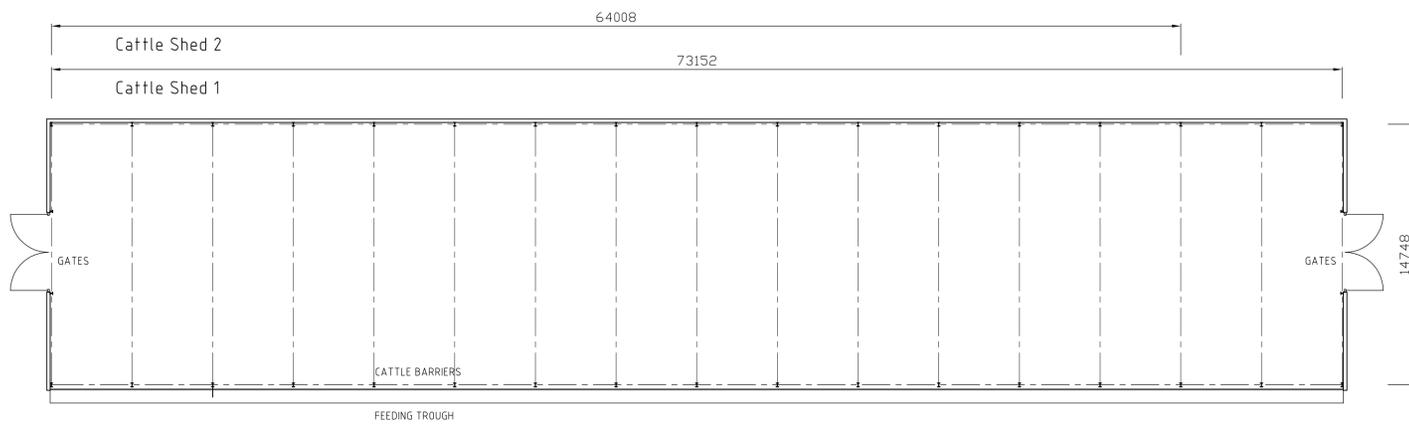
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END ELEVATION - east



END ELEVATION - west



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 Russell Butler

Job Title  
 Hill Farm  
 Joouldings Lane  
 Farley Hill  
 Berks

Drawing Title  
 Planning  
 Cattle Sheds  
 Plan & Elevations

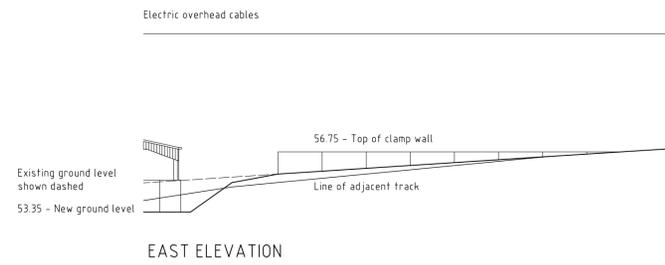
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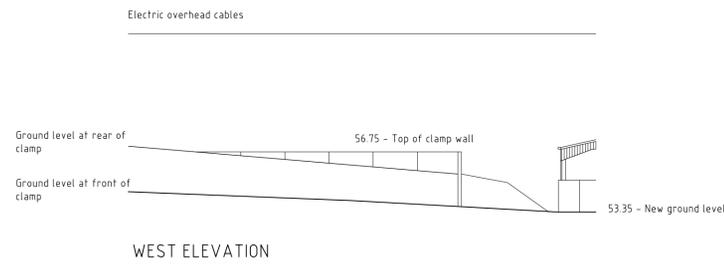
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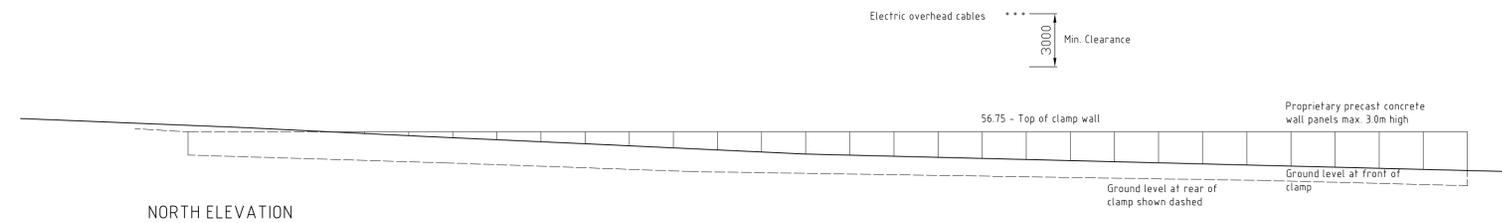
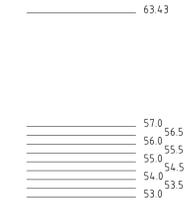
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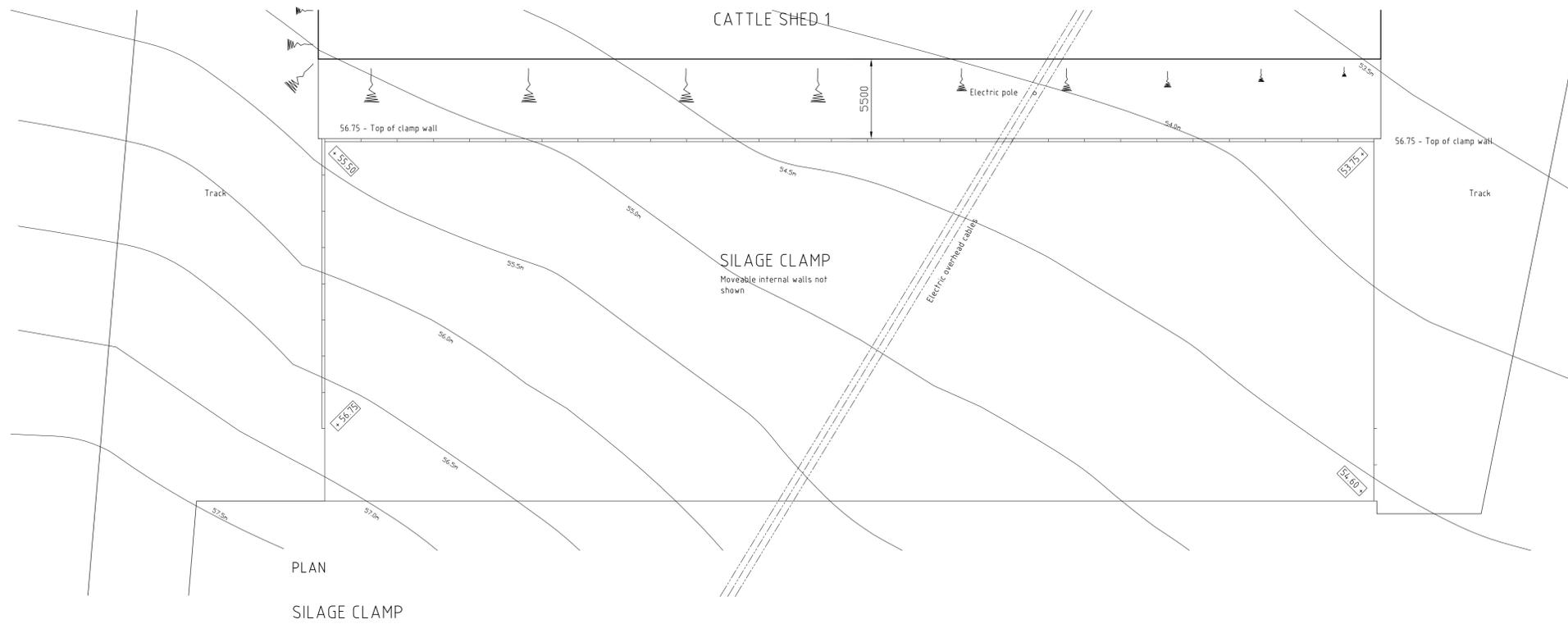
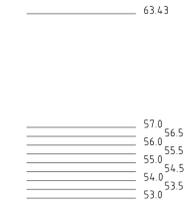
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



PLAN  
SILAGE CLAMP



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Date		Revisions

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Client  
**Russell Butler**

Job Title  
Hill Farm  
Joouldings Lane  
Farley Hill  
Berks

Drawing Title  
**Planning  
Silage Clamp  
Plan & Elevations**

Scale  
1:200 @ A1

Date  
Apr 16

Drawn by  
RW

Drwg. No. <b>BPL-23/03</b>	Rev. <b>A</b>
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SWALLOWFIELD PARISH COUNCIL  
PARISH OFFICE  
SWALLOWFIELD STREET, SWALLOWFIELD  
READING, BERKS, RG7 1QX  
Tel: 0118 988 5929 email: [clerk@swallowfieldpc.gov.uk](mailto:clerk@swallowfieldpc.gov.uk)

14<sup>th</sup> September 2016

Attn: Graham Vaughan  
Planning Department  
Wokingham Borough Council  
Shute End  
Wokingham  
Berks RG40 1WR

Dear Mr. Vaughan

**Planning Application: 162223 – Hill Farm, Jouldings Lane, Farley Hill RG7 1UR**

Swallowfield Parish Council object to this proposal. The anaerobic digester was going to use feedstock grown on the farm locally which seems inconsistent with a cattle rearing operation. If the AD plan is being implemented (and earth works suggest that it is) then a parallel cattle operation would mean more AD feedstock being transported in by road which is clearly a concern.

In addition, the AD plant is a significant “industrialisation” on its own in an area designated as an area of special landscape character and the addition of two (or ween one) large cattle sheds would add significantly to the number of large and incongruous structures on the site.

Yours sincerely

Mrs. E. Halson  
Parish Clerk

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# Agenda Item 74.

ITEM NO: 74

<b>Development Management Ref No</b> 161920	<b>No weeks on day of committee</b> 17	<b>Parish</b> Shinfield	<b>Ward</b> Shinfield South	<b>Listed by:</b> Major Application
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<b>Applicant</b>	Cooper Estates		
<b>Location</b>	Land Rear of Stanbury House, Basingstoke Road, Spencers Wood	<b>Postcode</b>	RG7 1AJ
<b>Proposal</b>	Proposed change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works		
<b>Type</b>	Major (All other Developments)		
<b>PS Category</b>	6		
<b>Officer</b>	Laura Ashton/Pooja Kumar		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 9 <sup>th</sup> November 2016
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application proposes the change of use of 12 hectares of agricultural land on the western side of Basingstoke Road to a Suitable Alternative Natural Greenspace (SANG) which is an area of public open space for informal recreation falling into Use Class D2 (Assembly & Leisure). The SANG will be delivered in two phases of six hectares as the need arises.

## PLANNING STATUS

- Countryside
- Allocated SANG (SAL05)
- Basingstoke Road is a Green Route
- Shinfield Byway 25 lies to the west of the site
- Great Crested Newt Consultation Zone
- Ground Water Zone
- Sand & Gravel Extraction
- Nuclear Consultation Zone
- Mineral Site Consultation Area
- Area of Archaeological Potential
- Thames Basin Heath SPA 5 Km Zone

## RECOMMENDATION

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives and completion of S106 Agreement:**

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

*Reason:* In pursuance of s91 of the Town & Country Planning Act 1990 (as

amended by S51 of the Planning & Compensation Act 2004)

2. This permission is in respect of the following drawing numbers and documents 043023/1, 11828/CF/1, 1828/CF/2, 3716.003 rev M, 1764/SANG2 rev E received on the 11<sup>th</sup> July 2016 and drawings 5867/ASPD3.1/ SANG/HWD rev B, 5867 ASP01 rev B, 5867 ASP02 rev B, 15369-BT4 and Flood Risk Assessment (dated September 2011) received on 27<sup>th</sup> September 2016. The development shall be carried out in accordance with the approved details unless agreed in writing by the Local Planning Authority.

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

3. The SANG hereby approved shall not be brought into use until the vehicle access has been formed and provided with visibility splays in accordance with drawing number 3716.003 rev M have been provided on Basingstoke Road in accordance with final scheme drawings to be submitted and approved in writing by the Local Planning Authority.

*Reason:* In the interests of highway safety  
*Relevant Policy:* Core Strategy Policy CP6

4. The use of the site as Suitable Alternative Natural Greenspace shall not commence until the access has been constructed in accordance with details to 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

5. The use of the site as Suitable Alternative Natural Greenspace shall not commence until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason:* To avoid spillage of loose material onto the highway, in the interests of road safety.  
*Relevant policy:* Core Strategy policy CP6.

6. The use hereby permitted shall not commence until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking in connection with the SANG and the turning space shall not be used for any purpose other than turning.

*Reason:* To ensure a satisfactory form of development and to avoid any adverse impact on the public highway in the interests of highway safety and convenience.  
*Relevant Policies:* Core Strategy policy CP6 and MDD Local Plan policy CC02

7. The use hereby permitted shall not commence until secure parking for bicycles have been provided in accordance with the approved details and drawings.

*Reason:* To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of transport.

*Relevant policy:* Core Strategy policy CP6

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2016 or any order revoking or re-enacting that order, no gates shall be erected across the road or car park except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

*Reason:* In the interests of highway safety and convenience and visual amenity

*Relevant policies:* Core Strategy policies CP1, CP3 and CP6

9. The use of phase 1 of the SANG shall not commence until a footpath link has been provided between the footpath network within Phase 1 and Shinfield Byway 25, Woodcock Lane in accordance with details which have first been written and approved in writing by the Local Planning Authority. The link shall be retained for as long as the approved development remains on the site.

*Reason:* In the interests of an integrated public rights of way network.

*Relevant Policies:* Core Strategy policies CP6 and CP11

10. The use of the site as SANG shall not commence until details of a passing place located on the access road that will enable a tractor and a car to pass safely have been submitted to and approved in writing by the Local Planning Authority.

*Reason:* In the interests of highway safety and convenience

*Relevant policies:* Core Strategy policies CP1, CP3 and CP6

11. 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 policies:* Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

12. a) No development or other operations shall take place except in complete accordance with the details contained in the Arboricultural Method Statement dated 17th February 2016 – 15369-AMS-CA (the approved scheme)  
No operations shall commence on site in connection with development hereby approved (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 until the tree protection

works required by the Approved Scheme are in place 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 in writing 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 ensure that the necessary measures are in place before development and other works commence.

*Relevant policies:* Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

13. No development or other operations shall take place except in complete accordance with the details contained in the Landscape and Habitat Management Plan (Aspect Ecology) reference ECO1083.LHMP2016.vf dated August 2016.

*Reason:* To ensure that the approved landscaping and habitats are satisfactorily maintained.

*Relevant Policies:* Core Strategy policies CP1, CP3 and CP7 and MDD Local Plan policies CC03 and TB23.

### Informatives

1. The applicant's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off site highway works and site access connections to the public highway. A separate legal agreement made with the Council under S278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as Local Highway Authority, has approved all construction and installation details together with a programme of works.
2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
4. Any such works or events, and particularly those involving the connection of any

utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. Approval of this application for the use of land as SANG does not necessarily mean that it will be acceptable for specific schemes to rely on the facility for the avoidance and mitigation of SPA impacts. For instance the Council's spatial strategy requires that SANG to mitigate the impact of residential development with the Strategic Development Locations is provided within them as part of a comprehensive scheme and associated infrastructure.
6. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
7. The applicant is advised that Berkshire Archaeology must be notified when the approved Written Scheme of Investigation has been fully implemented.
8. The applicant is advised that Approval in Principle will be required in connection with the proposed Culvert shown on the landscaping scheme. Full engineering details must be provided to the Council's structures team prior to the construction of the culvert.

#### **PLANNING HISTORY**

F/2011/2106 – Change of use from agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscape works – Approved 31/10/2013

161293 - Conditions application for the submission of details to comply with the following conditions of planning consent F/2011/2106 (112605) dated 31/10/2013: 3. Boundary Treatments 4. Hard and Soft Landscaping 5. Landscape and Habitat Management Plan 6. Details of Tree Protection Fencing 13. Surface Water Drainage Scheme 15. Archaeological Work – Conditions Discharged 9/9/2016

Adjacent to site (Land at Stanbury House, Basingstoke Road):

O/2014/2101 –Outline application for the development of up to 57 new dwellings to include new access from Basingstoke Road and provision of suitable Alternative Natural Greenspace (SANG) to be considered. – Appeal against non-determination Allowed 20/7/2016. Permission to challenge this appeal decision is currently pending

#### **SUMMARY INFORMATION**

##### **For Commercial**

Site Area	12 Hectares
Existing use	Agriculture
Proposed use	Use Class D2 – Assembly and Leisure
Public Open Space proposed	12 Hectares
Existing parking spaces	Nil
Proposed parking spaces	12 plus 1 disabled space

## **CONSULTATION RESPONSES**

### Internal

WBC Highways – No objection subject to conditions  
WBC Trees & Landscape – No objection subject to conditions  
WBC Drainage – No objection subject to conditions  
WBC Biodiversity – No objection subject to conditions

### External

Berkshire Archaeology – No objection  
Natural England – No objection  
Loddon Ramblers – No objection

## **REPRESENTATIONS**

No neighbour representations received  
Ward Members – No comments received  
Parish Council – No comments

## **APPLICANTS POINTS**

The requirement to provide SANG is a major constraint to development, particularly on smaller sites. The first phase of development would assist with delivery of planned and un-planned housing growth within an area up to a 2km radius of the site and the second phase of the SANG could mitigate development within a 4km radius.

The proposal is supported by the NPPF and would enhance the sustainability of Spencers Wood by providing a centrally located open space, accessible to a large proportion of the population on foot.

The proposal retains woodland copses and historic field boundaries with only short breaks to allow a network of footpaths. The use as a SANG would secure the landscape character in perpetuity.

Access and car parking would be screened by trees and other landscaping but would not infringe any root protection areas. The access road would be a shared surface to minimise any urbanising impact.

The site would operate in a similar way to the Council's SANG at Rooks Nest.

## **PLANNING POLICY**

Core Strategy Policies CP1 Sustainable Development, CP3 General Principles for Development, CP4 Infrastructure Requirements, CP6 Managing Travel Demand, CP7 Biodiversity, CP8 Thames Basin Heath SPA, CP9 Scale & Location of Development and CP11 Proposals Outside Development Limits

MDD Local Plan Policies CC01 Sustainable Development, CC03 Green Infrastructure, Trees & Landscaping, CC07 Parking, CC09 Development & Flood Risk, CC10 Sustainable Drainage, TB21 Landscape Character, TB23 Biodiversity & Development, TB25 Archaeology & SAL05 Delivery of Avoidance Measures for Thames Basin Heath SPA

## **PLANNING ISSUES**

### Principle of Development

1. The principle of development for a SANG has been previously established by the approval of F/2011/2106 (described in the planning history section of this report) which proposed an identical scheme to the current planning application.
2. The earlier application was found to be acceptable in principle on the basis that the proposed use of the land, for informal recreation, would contribute to recreation in and enjoyment of the countryside which falls in accordance with Core Strategy policy CP11 which sets out the limited circumstances whereby development in the countryside might be acceptable. The development proposals are also supported by the NPPF which, in its core principles recognises that open land can perform many functions including recreation and that “access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities” (paragraph 73).
3. Since the approval of the earlier application the site has been designated under MDD Local Plan Policy SAL05 as a site for the “delivery of avoidance measures for the Thames Basin Heath Special Protection Area”. As per this policy, “there is a presumption against the development of this site for uses other than SANG unless the applicant can demonstrate that sufficient alternative avoidance measures for all relevant submitted and/or approved plans and projects within the Borough taking account of Natural England’s advice on SANGs”.
4. Given this designation, the proposed development is therefore acceptable in principle and other material considerations will be addressed below in this report.

### Background

5. The Council has recently discharged the pre-commencement conditions of the earlier application (conditions discharge application reference 161293) and so the applicant would be in the position to implement the scheme. The 2011 consent however expires 31 October 2016 and it is understood that the applicant is reluctant to implement the scheme until a buyer has been found for the site. Given that the planning permission will shortly expire the applicant has submitted the current permission to, in effect, keep the permission alive.
6. It should be noted that the Council is currently awaiting permission to challenge the Secretary of State’s (SoS) appeal decision (appeal reference 3097721) in the High Court. The appeal approved an outline application for 57 dwellings on Land Rear of Stanbury House, Basingstoke Road which is located to the east of the SANG application site. In the event that the permission to challenge the SoS’s decision is not granted or the decision is upheld then the appeal scheme will be reliant on the SANG in order for it to come forwards. This is on the basis that the housing scheme is reliant on the SANG to mitigate the impact of 57 new dwellings upon the Thames Basin Heath Special Protection Area. If the appeal decision is the SANG will be delivered in one phases in order to provide

appropriate mitigation for the development.

7. Whilst the appeal development, if upheld, is reliant on the SANG to come forward; this application should be assessed on its own merits and in the context of what it proposes which is the provision of open space for informal recreation and the committee is advised to be mindful of the principle set by the earlier approval of this area for SANG.

#### The impact upon the character of the area

8. Core Strategy Policies CP1 and CP3, require new development to maintain or enhance the high quality of the environment. Proposals should respect the landscape character of the area, retain and protect existing landscape features such as trees and woodland and providing for appropriate landscaping, which should generally consist of locally native species.
9. The Council's Landscape Character Assessment identifies the area in which the site is located as J3 - Spencers Wood Settled and Farmed Clay. The landscape is characterised by pasture and arable fields of a variety of sizes including some small irregular fields, indicative of early enclosure, located around settlements. An intact hedgerow network with hedgerow oaks, woodland blocks and copses including some ancient woodland provide a wooded setting. The most sensitive aspects of the landscape are the ancient woodland copses, pasture enclosed within historic field boundaries and the sense of elevation and views provided across the adjacent lowland landscapes.
10. The application site is consistent with this character, comprising three fields, separated from each other and their wider surroundings by boundary hedgerows and blocks of woodland. There are also a few free standing trees within the fields.
11. With the exception of the loss of small areas of vegetation to accommodate the proposed footpaths, all existing woodland, trees and hedgerows would be retained and supplemented with new woodland planting. It has been demonstrated that the access road, car park and footpaths will be constructed without harm to retained vegetation.
12. Two of the existing fields would be sub-divided: the eastern field on the eastern boundary of the proposed SANG, where new hedge and tree planting is proposed creating enclosure and screening views of the settlement, and the western field on the boundary between the two phases of the SANG. This second fence line would lie on a ridgeline where fencing has the potential to be prominent in the landscape but it is proposed to be a post and rail fence, typical of rural areas and to be removed once the second phase of the development comes forward.
13. A crossover junction and shared surface access are proposed, which is appropriate given the low level of traffic anticipated and would have a less intrusive, more rural character than a kerbed junction with a separate carriageway and footpath. Additional planting has been shown on the north side of the car park, to allow the hard landscape elements and parked cars to be integrated with into the wider countryside.

14. Basingstoke Road is a Green Route (MDD Local Plan policy CC03), in recognition of the positive contribution made by the trees and other vegetation that line the road (including trees between North Lodge and South Lodge, which are protected under area TPO21/1970). It will be necessary to cut back overhanging vegetation to achieve the necessary 2.4 by 120 metre visibility splays but not to the extent that it would have a significant impact upon the verdant character of the road.
15. The 120 metre visibility splay to the south would extend almost as far as the Library and School House, a grade II listed building. The visibility splay would be over the existing highway verge and it is proposed to install timber bollards (best suited to the semi-rural character of the area and used elsewhere in the village) to prevent incidental parking on the verge (which takes place currently) obstructing visibility.
16. With the tree protection fencing, boundary treatments and proposed landscaping scheme the impact upon the character of the area would be acceptable.

#### The impact upon the residential amenity of nearby properties

17. New development should not result in a scale of activity that would be detrimental to the amenities of adjoining landowners (Core Strategy Policy CP3).
18. The nearest dwellings would be to the North of the site at Wellington Court, to the south at Highlands Cottage and fronting Basingstoke Road.
19. The use of the land for informal recreation would not give rise to undue disturbance and the main impact of the development on neighbouring properties would be from vehicles using the access road. This would be south of Stanbury House in broadly the same location as the existing driveway. Thus, Stanbury House itself and to the south of the access, Glenamoy House would be most affected.
20. The access would be reoriented to run parallel to the boundary with Glenamoy House, adjacent to the private rear gardens of both properties but bringing it closer to the garden of Glenamoy House than is currently the case. The northern flank of Glenamoy House is a minimum of two metres from the boundary and there would be a minimum of about four metres separation from the access road. Stanbury House would also be a minimum of four metres from the access road at its closest point.
21. Stanbury House has a generous garden, up to 50 metres in width but the Garden at Glenamoy House is much narrower - approximately 16 metres in width. The neighbouring property is a two-storey house with an L-shaped footprint. The rear wing runs parallel to the boundary with the application site, a minimum of two metres from the boundary, and would shelter the private amenity space immediately to the rear of the dwelling from the access. There are a number of ground-floor windows and one first-floor window (which appears to be a bedroom) in the northern, flank elevation.
22. The Transport Statement indicates that trips would generally be between 07:00

and 21:00 and highest during the late morning and afternoon. The maximum number of hourly trips would be 21 movements (arrival and departures combined) between 15:00-16:00 hours on a Sunday afternoon but this would be significantly higher than elsewhere in the week, with the next highest being six movements between 15:00-16:00 on a Saturday.

23. Basingstoke Road is a busy road but the garden areas to the west of the properties have a relatively peaceful character. Occupants of Glenamoy House would be aware of passing vehicles particular when using their garden at peak times such as Sunday afternoon but the level of disturbance would not be unusual in a settlement and be no greater than for many houses on corner plots. As such, the impact would not be as severe as to warrant the refusal of this planning application.

#### Ecological impacts

24. Core Strategy Policy CP7 requires consideration of the ecological impacts of development proposals.

25. The application is supported by an ecological assessment. The submitted Landscape and Habitats Management Plan will enhance the site's ecological potential.

#### Access and Movement

26. Core Strategy Policies CP1 and CP6 require new development in to be in accessible locations, provide access by a range of modes with emphasis on sustainable travel, provide appropriate parking, and mitigate any road safety or other highway related problems.

27. The applicant's transport statement demonstrates that the proposal would not have a significant impact in terms of traffic generation.

28. Access to the site is proposed to be to the south of Stanbury House in approximately the same location as the existing driveway, opposite The Square. The existing garage would be demolished and access to the dwelling and to the retained agricultural field behind it would be provided off the access road.

29. A crossover junction and shared surface access with a separate footpath for the first 10 metres and 2.4 by 120 metre visibility splays are proposed. This is appropriate for the level of traffic that would be generated by the proposed use and also in terms of the impact upon the character of the area (see paragraphs 8-15).

30. A requirement for SANGs of the size proposed is that they provide car parking. The proposed parking provision of 13 car parking spaces (including one disabled bay) for the whole SANG is considered appropriate and accords with Natural England's guidance relating to parking for SANGs.

31. The Highways Officer has requested that a drop kerb be provided at the entrance to the site and that a passing place be provided on the 4.8 metre access road to accommodate passing vehicles should a tractor use the access road. The drop

kerb can be secured alongside the details of the access which will be secured by condition. A further condition will be recommended to secure a passing-place on the access road.

32. Notwithstanding the requirement of the Thames Basin Heaths Delivery plan, to provide for car borne access, development plan policy requires new development to provide choice and facilitate access by sustainable forms of transport, including by foot and cycle (Core Strategy Policies CP1 and CP6). The catchment area for the site includes residential development on the eastern side of Basingstoke Road and the proposal includes provision of a pedestrian refuge on Basingstoke Road, to the north of the junction with the Square. A short section of footpath would be provided from this crossing point leading into the site access.
33. Cyclists would also be provided for with four Sheffield stands proposed in the car park. Given the proposed outdoor use and the rural setting there would be no need for these to be covered.
34. The recommended conditions (conditions 3, 6 & 7) will secure provision of the visibility splays, access, car parking and cycle parking provision before use of the land as public open space commences.
35. The NPPF (paragraph 75) promotes improvements to the Public Rights of Way network including formation of new links and, while the Natural England SANG quality guidance is focused on shorter walks within SANGs, flexible networks that offer choice and opportunities for longer walks are encouraged. Shinfield Byway 25, Woodcock Lane lies to the west of the site, running north-south, parallel to the A33. Towards its northern end the byway links to Shinfield Footpaths 20 and 26 and the application provides an opportunity to integrate the footpaths within the proposed SANG into the wider Public Right of Way network. It is proposed that a footpath link to Woodcock Lane would be provided as part of phase 1 of the development. This provision would be secured by Condition (condition 9).

#### Flooding and drainage issues

36. Core Strategy Policy CP1 and NPPF require the flooding and drainage implications to be assessed.
37. The site lies within Flood Zone 1, where the risk of flooding is low and, in accordance with the Practice Guide, PPS25 Development and Flood Risk (December 2009) (which is saved), all forms of development - including water-compatible uses such as amenity open space and outdoor recreation - are acceptable.
38. The site area is more than one hectare and, as required by PPS25, the application was accompanied by a Flood Risk Assessment. The majority of the site would remain permeable, the exception being the access road and car park, which are proposed to drain to soakaways. The submitted Technical Note indicates the provision of permeable pavements in the car park and a filter drain located to the south of the access and a detention basin with the capacity of 150 m<sup>3</sup>. Discharge from the development will be limited to QBar as indicated on the drainage strategy drawing. The Drainage Officer is therefore satisfied that the

development will not lead to an increased risk of flooding in the area.

### Archaeology

39. The site is designated as an Area of Archaeological Potential. The applicant has accordingly submitted a Written Scheme of Investigation in support of this planning application. Berkshire Archaeology has indicated that they are satisfied with the scheme and programme contained within this document. They have however requested that the applicant notify them when the scheme of investigation has been fully implemented. The applicant will be advised of this through the use of an informative (Informative no. 7)

### The need for a Suitable Alternative Natural Greenspace (SANG)

40. The primary purpose of identifying a country park as a SANG is to provide alternative, more convenient sites for informal recreation to relieve pressure on sites within the Thames Basin Heaths Special Protection Area (SPA), designated under European Directive due to its importance for heathland bird species. Thus, the proposal – if used as mitigation for this purpose - would contribute towards conserving sites of international nature conservation importance (European Sites), as required by saved Southeast Plan Policy NRM6 and Core Strategy Policies CP7 and CP8.

41. The Council's spatial strategy establishes that the majority of new housing in the Borough will be delivered in four Strategic Development Locations and that these will deliver the infrastructure necessary to support the development within them, including SANG.

42. However, further dwellings are being delivered on sites allocated in the MDD Local Plan and additional residential development is acceptable within development limits under Core Strategy Policies CP9 and CP17: developments of up to 25 dwellings may be appropriate in Limited Development Locations and up to 100 dwellings in Modest Development Locations. Where these developments fall within 5km of the SPA or are for 50 or more dwellings within 7km of the SPA it will be necessary for them to provide avoidance and mitigation measures. Currently there is no SANG that can mitigate the impact of developments of ten or more dwellings in the south-western part of the Borough, which includes the Modest Development Locations of Spencers Wood, Three Mile Cross and Shinfield as well as the Limited Development Locations of Swallowfield and Riseley.

43. Phase 1 of the proposed SANG would have a 2km catchment and this would increase to 4km once phase 2 was implemented. Thus, the first phase of the proposed SANG would be capable of mitigating development in Spencers Wood and Three Mile Cross and the second phase would expand the catchment area to include Shinfield, Swallowfield and Riseley.

44. The contribution towards conserving sites of European Sites could in itself lend support to the proposal and it could also assist in delivering the Council's spatial strategy.

### SANG design quality standards

45. The Thames Basin Heaths Delivery Plan establishes design quality standards for SANGs. The proposal would not necessarily need to fulfil the requirements of a SANG to comply with Development Plan Policy on the use of land in the Countryside for recreational purposes but it would need to do so before it could be relied upon to mitigate the impact of residential development upon the SPA. Since the application is specifically for the use of the land as a SANG it is appropriate to ensure that it meets the relevant design quality standards. Accordance with these standards have been demonstrated through the submitted landscaping scheme and landscape and habitat management plan.

### Mechanism for securing the SANG in perpetuity and for allocation of capacity

46. To fulfil the requirements of a SANG the use of the site would need to be secured in perpetuity. To achieve this it is proposed that the freehold of the land would be transferred to the Council (in two phases) together with a commuted sum for future maintenance: £491,064.28 for the first phase and a further £534,441.70 for the second phase (£1,025,505.90 in total). This would be secured by the S106 agreement.

47. The applicant reasonably expects to benefit from providing the proposed facility and, while it is not a planning matter, it is necessary to understand the mechanism for this and for allocation of capacity within the SANG. It is proposed that, following the transfer of the freehold of the land to the Council, the Council would lease the site back to the applicant for use as a SANG. The lease would secure public access for the intended use and also access for maintenance.

48. When a third party developer wishes to rely on the SANG to avoid residential development having an impact upon the Special Protection Area they would negotiate a price directly with the applicant and exercise their option to acquire SANG capacity simultaneously to completing the S106 agreement. Upon the first (third party) developer exercising their option to acquire SANG capacity the SANG will be laid out.

49. Thus, the Council would be in a position to monitor the residual capacity of the SANG but would avoid the need to be involved in the negotiation between the applicant and third party developers.

50. The S106 Agreement that was secured in connection with F/2011/2106 is being updated so that it can be completed in respect of this current application in the event that the committee is minded to approve this scheme.

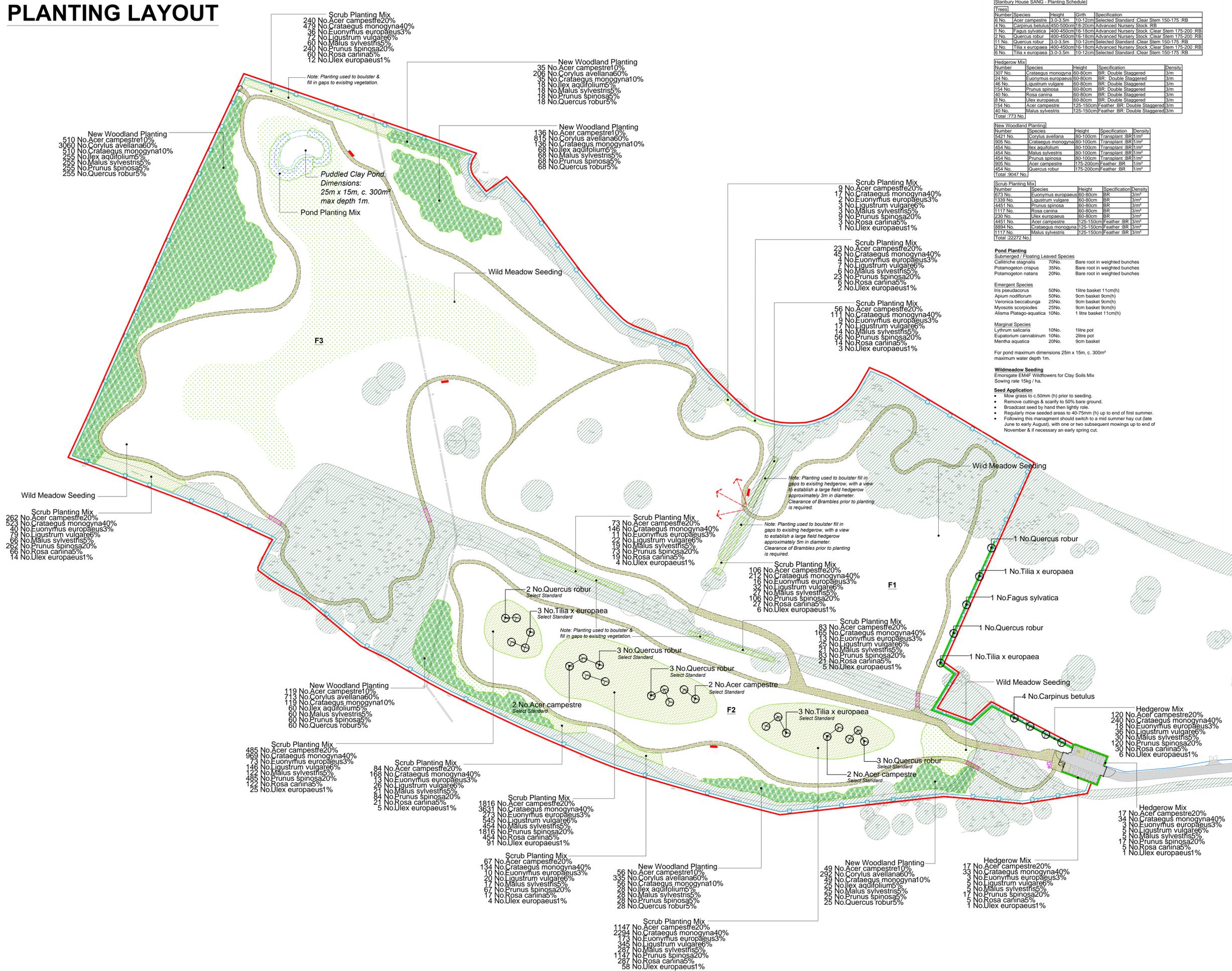
### **CONCLUSION**

The proposal does not conflict with any Development Plan policy and is recommended for **Approval** subject to the recommended conditions and the completion of the S106 Agreement to secure the SANG and its maintenance in perpetuity.

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

# PLANTING LAYOUT

199



**Stanbury House SANG - Planting Schedule**

Number	Species	Height	Girth	Specification
6 No.	Acer campestre	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB
4 No.	Carpinus betulus	450-500cm	10-12cm	Advanced Nursery Stock BR
1 No.	Fagus sylvatica	400-450cm	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
2 No.	Quercus robur	400-450cm	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
11 No.	Quercus robur	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB
2 No.	Tilia x europaea	400-450cm	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
6 No.	Tilia x europaea	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB

Number	Species	Height	Specification	Density
307	Crataegus monogyna	60-80cm	BR Double Staggered	3/m
24	Euonymus europaeus	60-80cm	BR Double Staggered	3/m
48	Ligustrum vulgare	60-80cm	BR Double Staggered	3/m
154	Prunus spinosa	60-80cm	BR Double Staggered	3/m
40	Rosa carina	60-80cm	BR Double Staggered	3/m
8	Ulex europaeus	60-80cm	BR Double Staggered	3/m
154	Acer campestre	125-150cm	Feather BR Double Staggered	3/m
40	Malus sylvestris	125-150cm	Feather BR Double Staggered	3/m
Total 773 No.				

Number	Species	Height	Specification	Density
424	Corylus avellana	80-100cm	Transplant BR 1/m	3/m
905	Crataegus monogyna	80-100cm	Transplant BR 1/m	3/m
454	Ilex aquifolium	80-100cm	Transplant BR 1/m	3/m
454	Malus sylvestris	80-100cm	Transplant BR 1/m	3/m
454	Prunus spinosa	80-100cm	Transplant BR 1/m	3/m
454	Quercus robur	175-200cm	Feather BR 1/m	3/m
454	Quercus robur	175-200cm	Feather BR 1/m	3/m
Total 3047 No.				

Number	Species	Height	Specification	Density
673	Euonymus europaeus	60-80cm	BR 3/m	3/m
1339	Ligustrum vulgare	60-80cm	BR 3/m	3/m
4451	Prunus spinosa	60-80cm	BR 3/m	3/m
1117	Rosa carina	60-80cm	BR 3/m	3/m
230	Ulex europaeus	60-80cm	BR 3/m	3/m
4451	Acer campestre	125-150cm	Feather BR 3/m	3/m
884	Crataegus monogyna	125-150cm	Feather BR 3/m	3/m
1117	Malus sylvestris	125-150cm	Feather BR 3/m	3/m
Total 22272 No.				

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1:500 @ A1

**KEY:**

- Site Boundary
- Existing vegetation
- New Boundary Scrub Planting with a 75mm amenity bark mulch layer to cover the full extent of the planting area.
- New Woodland Planting with a 75mm amenity bark mulch layer to cover the full extent of the planting area.
- New Wildflower Planting: Emorsgate EM4F Wildflowers for Clay Soils mix. Sown at 15kg / m<sup>2</sup>
- New Submerged / Emergent planting
- New Hedgerow planting
- New Puddled Clay Pond
- Existing Field Parcel Areas

**F3** Existing Field Parcel Areas

**CULTIVATION & PLANTING NOTES**  
All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS5836. Delivery and handling of all plant material to be in accordance with BS4428/JLICPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.  
Hedges: Proposed hedge planting to be planted in double staggered rows using L-shaped notches and in accordance with best practice and BS4428, subject to suitable ground conditions. Trenches for hedge planting shall be avoided to minimise disturbance for ecological areas, in line with ecological recommendations. If trenches are necessary, they shall be excavated to 600mm depth with base and sides broken up, and backfilled with either site won topsoil or imported topsoil to BS3882-General purpose grade. Hedge and shrub plants shall be planted at densities and locations specified on the drawing and backfilled with imported topsoil as required. Hedges shall be planted in double or triple staggered rows and rabbit protection / spiral guards shall be installed. All hedge and shrub planting shall be watered to field capacity following planting, and pruned to create a dense hedgerow and ensure successful establishment. Ongoing maintenance shall be by mechanical means. All existing boundary hedges shall be allowed to grow on and maintained by mechanical means at heights indicated.  
Wildflower Grassland Seeding: All existing grass areas and disturbed areas, not hardstanding or access tracks to be sown with suitable species rich wildflower meadow / grazing seed mixes as specified on the planting plan. All compacted areas of ground shall be broken up by mechanical means to ensure 150mm deep with suitable for blade grading. Any stones or foreign matter larger than 50mm to be removed. Grass seed shall be sown at rates indicated, in two equal sowings in transverse directions during calm weather conditions ideally between March and October where possible. The area shall then be lightly harrowed or raked and watered with fine sprinker or oscillating spray.  
Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated in the schedule. All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. All trees to be double staked with cross bar and tied, using 1.2m long, 75mm diameter rounded tree stakes 70mm brads, rubber ties and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility plays to be clear stem to 1.5m high unless otherwise specified. Planting and associated operations shall comply with BS4043, BS4428 and BS5837. Root barriers (ReFoot 100 or equivalent) to be included adjacent to buildings and services where necessary.  
Watering: All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. the amount of water retained by previously saturated soil once full drainage has ceased. Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS5845. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.  
Mulching: All planting areas shall be finished with a minimum 50mm bark mulch layer.  
Rabbit Proofing: All new bare root planting should be protected using a 600mm high plastic mesh tree guard. This should be removed once the planting has established after approximately 3 years.  
**IMPLEMENTATION**  
Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock. Unless otherwise stated, grass seed shall be sown at rates indicated, in two equal sowings in transverse directions during calm weather conditions ideally between March and October where possible, following the installation of solar arrays & other site works.  
**PROTECTION OF EXISTING VEGETATION TO BE RETAINED**  
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

REVISIONS	DATE	NOTE	SB	CJ
B	02.08.16	Layout Amended to Planners Comments	SB	CJ
A	05.07.16	Layout Amended to Planners Comments	JM	CJ
REV	DATE	NOTE	Drawn	CHK'd

**aspect landscape planning**

**TITLE**  
Stanbury House, Spencers Wood, Reading  
Planting Plan

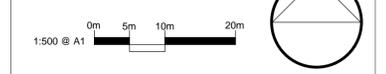
**CLIENT**  
Cooper Estates Strategic Land Ltd.

SCALE	DATE	DRAWN	CHK'D
1:1000@A1	FEB 2016	JM	IJ

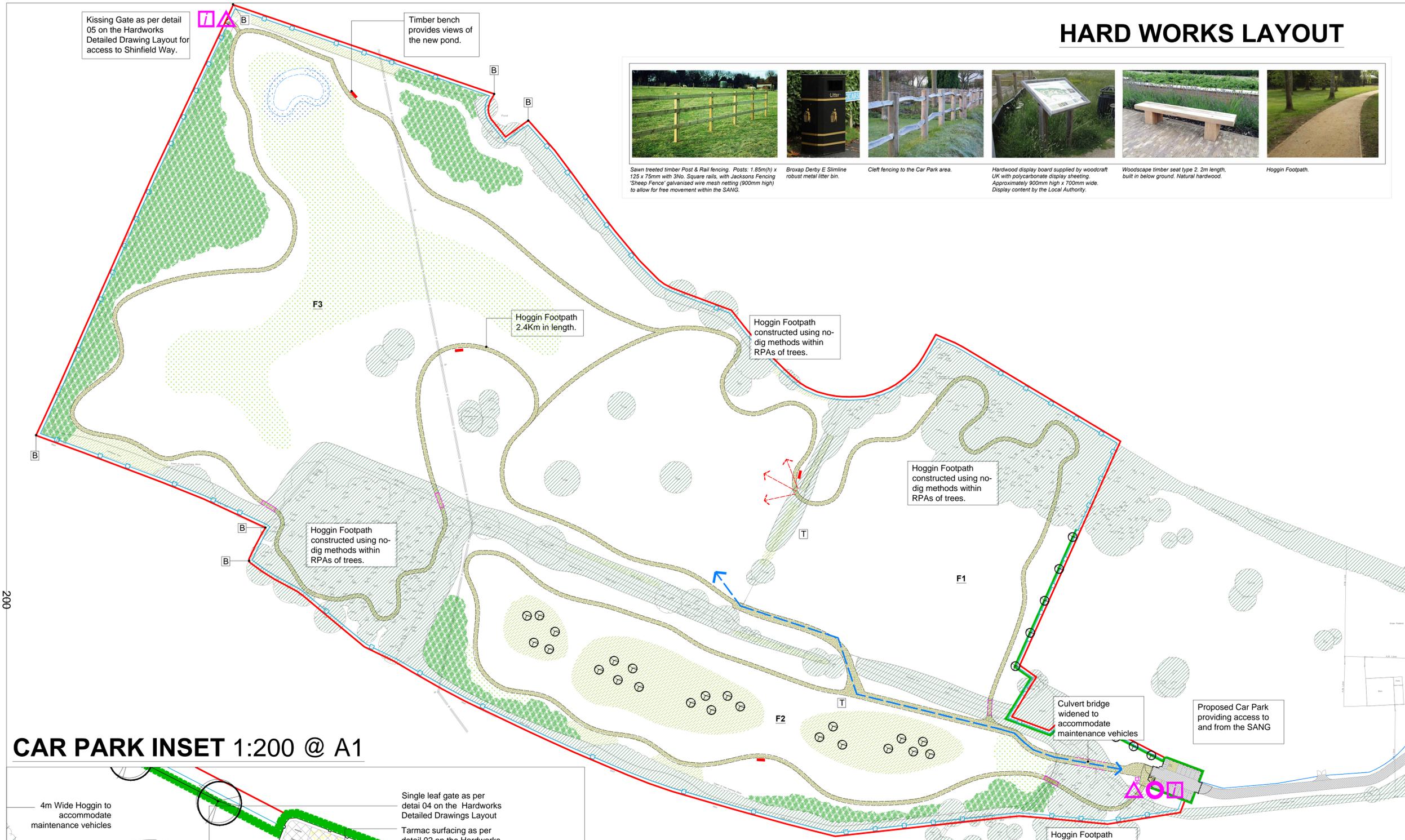
DRAWING NUMBER	REVISION
5867 ASP01	B

# HARD WORKS LAYOUT

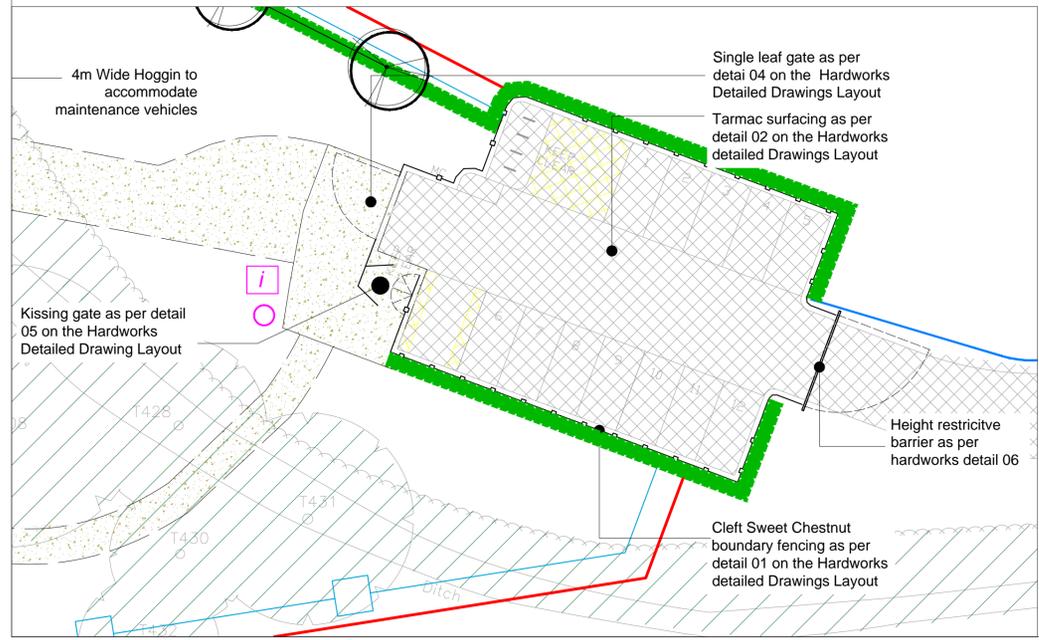
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- KEY:**
- Site Boundary
  - New 2m Wide Hoggin Footpath  
Ref: 5867 / ASP03 / DETAIL 03
  - New Tarmac surfacing to car park  
Ref: 5867 / ASP03 / DETAIL 02
  - New Cleft Chestnut fencing Car Park  
Fencing to surround the Car Park.  
Ref: 5867 / ASP03 / DETAIL 01
  - New sawn timber post & rail fencing with  
with a galvanised field mesh such as  
Jacksons Fencing Ltd. Sheep Fence  
900mm high galvan coated B6/90/30 &  
C6/90/30 3mm gauge wires top and  
bottom, 2.5mm gauge intermediate wires.  
Or similar approved.
  - Litter Bin
  - Viewpoint
  - Timber bench locations
  - Information Board
  - Kissing Gate
  - New Culvert Footbridge over Ditch with  
handrails. Indicative detailing as per  
Hardworks Detail 07.
  - F3 Existing Field  
Parcel Areas
  - Maintenance Vehicle Route sufficient to  
accommodate vehicles up to 7 tonnes in weight
  - Approximate locations of  
retained Troughs
  - Purpose made, metal badger  
gates located as shown on plan



## CAR PARK INSET 1:200 @ A1



REV	DATE	NOTE	SB	CJ
B	02.08.16	Layout Ammended to Planners Comments	SB	CJ
A	06.07.16	Layout Ammended to Planners Comments	JM	CJ

REVISIONS

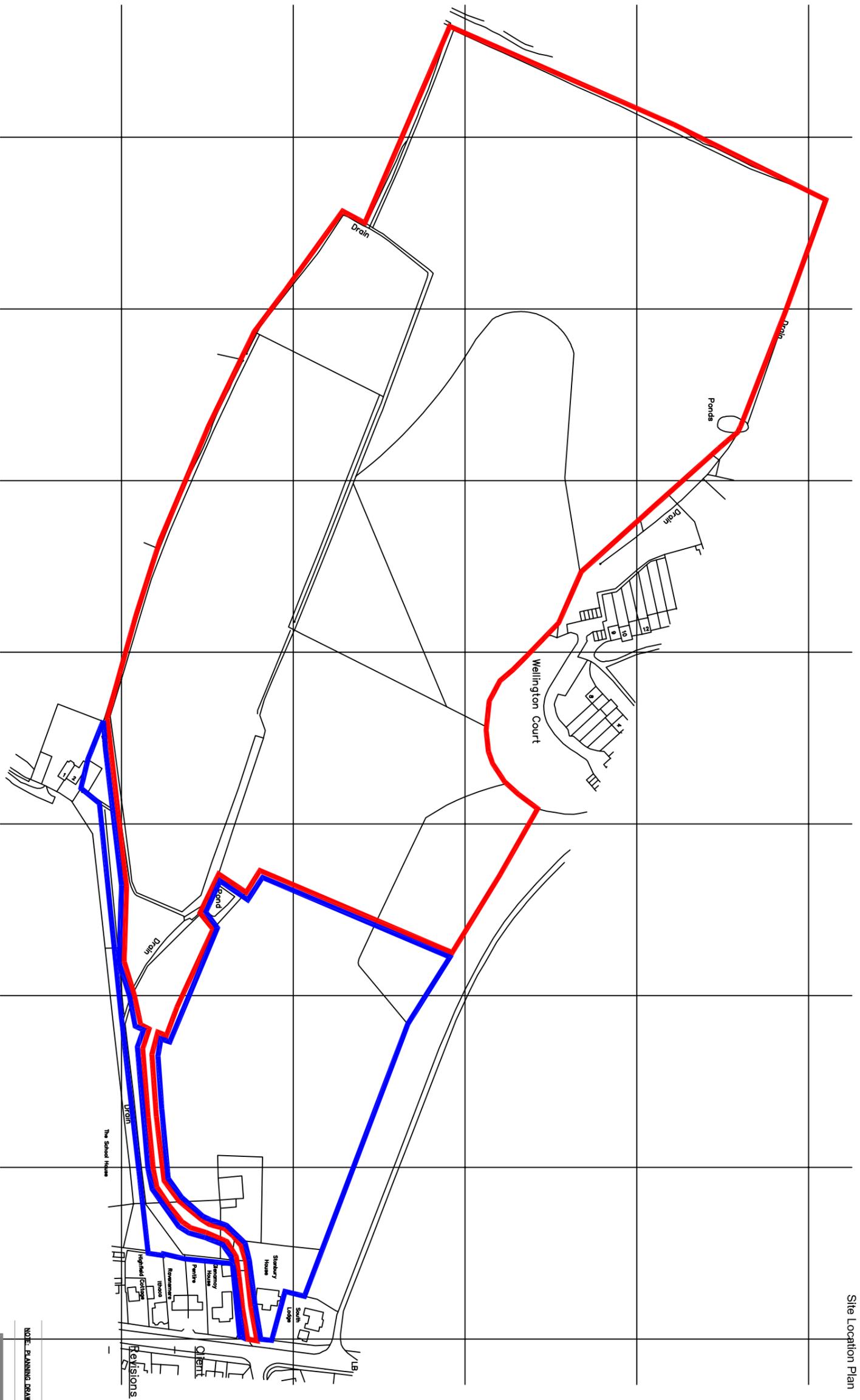
**aspect landscape planning**

TITLE  
Stanbury House, Spencers Wood, Reading  
Hard Layout

CLIENT  
Cooper Estates Strategic Land Ltd.

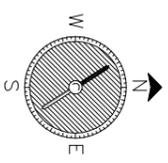
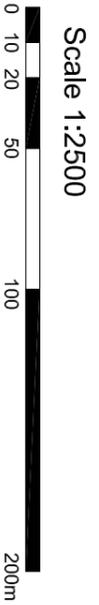
SCALE	DATE	DRAWN	CHK'D
1:1000@A1	FEB 2016	JM	IJ

DRAWING NUMBER	REVISION
5867 ASP02	B



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Job Number : 043023 Scale : 1:2,500 @ A3  
 Drawing Number : 1 Date : September 2011  
 Revision : - Drawn By : AR

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