



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held  
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40  
1BN on **WEDNESDAY 13 JUNE 2018 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Manjeet Gill'.

Manjeet Gill  
Interim Chief Executive  
Published on 5 June 2018

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

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



# **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

Chris Bowring

John Jarvis

Rachelle Shepherd-DuBey

Carl Doran

Malcolm Richards

Wayne Smith

Tim Holton

Angus Ross

Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
1.		<p><b>ELECTION OF CHAIRMAN FOR 2018/19 MUNICIPAL YEAR</b> To elect a Chairman for the 2018/19 municipal year.</p>	
2.		<p><b>APPOINTMENT OF VICE CHAIRMAN FOR THE 2018/19 MUNICIPAL YEAR.</b> To appoint a Vice-Chairman for the 2018/19 municipal year.</p>	
3.		<p><b>APOLOGIES</b> To receive any apologies for absence.</p>	
4.		<p><b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 9 May 2018.</p>	5 - 8
5.		<p><b>DECLARATION OF INTEREST</b> To receive any declaration of interest</p>	
6.		<p><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APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS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To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.</p>	
7.	Shinfield South	<p><b>APPLICATION NO 180758 - SPECIALIST HOUSING SITE 1 LOCAL CENTRE LAND WEST OF SHINFIELD WEST OF HYDE END ROAD &amp; HOLLOW LANE SOUTH OF CHURCH LANE, SHINFIELD</b> <b>Recommendation:</b> Conditional approval.</p>	9 - 46
8.	Shinfield South	<p><b>APPLICATION NO 180757 - SPECIALIST HOUSING SITE (SOUTH) LOCAL CENTRE LAND WEST OF SHINFIELD WEST OF HYDE END ROAD &amp; HOLLOW LANE SOUTH OF CHURCH LANE, SHINFIELD</b> <b>Recommendation:</b> Conditional approval.</p>	47 - 86

- |     |                                       |   |           |
|-----|---------------------------------------|---|-----------|
| 9.  | Remenham,<br>Wargrave and<br>Ruscombe | <b>APPLICATION NO 170994 - POLICE HOUSE<br/>SCHOOL HILL, WARGRAVE</b><br><b>Recommendation:</b> Conditional approval.                             | 87 - 108  |
| 10. | Swallowfield                          | <b>APPLICATION NO 173726 - BACLOMBE<br/>NURSERIES, SWALLOWFIELD</b><br><b>Recommendation:</b> Conditional approval subject to<br>legal agreement. | 109 - 138 |

**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>	

**CONTACT OFFICER**

<b>Callum Wernham</b>	Democratic & Electoral Services Specialist
<b>Tel</b>	0118 974 6059
<b>Email</b>	democratic.services@wokingham.gov.uk
<b>Postal Address</b>	Civic Offices, Shute End, Wokingham, RG40 1BN

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 9 MAY 2018 FROM 7.00 PM TO 8.00 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), John Kaiser (Vice-Chairman), Philip Houldsworth, John Jarvis, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey and Wayne Smith

**Councillors Present and Speaking**

Councillors: Clive Jones and David Hare

**Councillors Present**

Councillors: Imogen Shepherd-DuBey

**Officers Present**

Chris Easton, Service Manager, Highways Development  
Mary Severin, Borough Solicitor  
Madeleine Shopland, Democratic & Electoral Services Specialist  
Justin Turvey, Operational Development Management Lead Officer (Interim)  
Callum Wernham, Democratic & Electoral Services Specialist (Clerk)

**Case Officers Present**

Laura Callan

**90. APOLOGIES**

An apology for absence was submitted from Bill Soane.

**91. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 11 April 2018 were confirmed as a correct record and signed by the Chairman.

**92. DECLARATION OF INTEREST**

There were no declarations of interest.

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

No applications were recommended for deferral, or withdrawn.

**94. APPLICATION NO 173675 - AUTO TRADER HOUSE, DANEHILL, EARLEY  
(HAWKEDON)**

*Councillor Holton stated that as he was a Ward Member for Hawkedon ward in which application No 173675 – Auto Trader House, Danehill, was situated, the Vice Chairman would chair the part of the meeting relating to this application. Councillor Holton indicated that he had an open mind with regards to the application and would remain during and participate in the discussion of the application and decision making.*

The Committee received and reviewed a report about this application, set out in agenda pages 9 to 64.

The Committee were advised that the Members' Update included:

- Clarification that the travel plan need not be secured via the S106 agreement and that condition 6 be an appropriate mechanism to secure the travel plan;
- A correction of the proposed unit mix;
- A comparison of the predicted noise levels arising from the dismissed appeal proposal and the current proposal.

Bill Luck, Earley Town Council, spoke in objection to the application. He discussed issues involving car parking at the proposed development. He stated that the Town Council felt that there was adequate car parking at the proposed development but were concerned at the increase in cost that underground parking would bring. He stated that the local bus service only provided an hourly service (with an additional bus at peak times), and he felt that the more frequent bus service was of a distance that most people would not walk to use it. He stated that the proposed double racked cycle storage would be difficult for residents to use. He added that the Town Council was pleased that a car parking management plan would be implemented at the proposed development. He requested that the security arrangements for parking be revised. He stated that the UV panels at the top of the tower blocks would be visible to the residents of the top floors of the surrounding tower blocks which would be unappealing for the residents affected.

Nick Green, Planning Consultant for the applicant, spoke in favour of the application. He stated that the proposed development site had been in a derelict state for some time and the existing office buildings had become redundant and had no prospect of use as offices in the future. He added that the development would help to address the general need for housing within the Borough. He stated that trees would be present around the development to add an additional level of privacy.

John Neale, Architect for the applicant, spoke in favour of the application. He stated that the proposed development would have 76 residential units with 58% of these being dual aspect, with none being north facing. He added that the proposed development would include 116 car parking space, 90 cycle spaces and 10 motorbike spaces. He stated that the height of the tallest tower block would be 9m in height, which was 2m lower than the existing office block. He added that all of the flats had been designed to meet local and national guidelines.

Clive Jones, Ward Member, spoke in objection to the application. He was of the opinion that the proposed development would not improve on the street scene. He added that he felt there was not enough affordable housing planned within the proposed development. He stated that there was an underground lateral spring near the proposed development and questioned the effect the proposed development would have on the water table. He stated that there was not currently any security on the site and he was of the opinion that the developer had not kept the site safe and questioned whether they would resolve this should the plan be approved. He asked that the Committee reject the application.

David Hare, Ward Member, spoke in objection to the application. He stated that the local schools and GP's in the area were full and felt that the proposed development would put an additional strain on their resources. He added that Lower Earley Way already had a bad traffic congestion problem in the morning rush hour and that the additional cars that would be present from the proposed development would further increase the traffic problem.

Councillor Kaiser asked a number of questions surrounding car parking, UV panels, the underground water spring and whether impact on schools and GP's was a planning issue.

Chris Easton, Service Manager - Highways Development, clarified that the proposed parking was fully acceptable based on Wokingham Borough Council's (WBC's) standards. He added that the double cycle racks were not ideal in accessibility terms. In response to Councillor Jones' question regarding the underground spring, Chris Easton confirmed that condition 26 would require bore holes to be dug to assess the water table. Laura Callan, Case Officer, stated that the UV panels would be seen by residents of the top floors but would not be unacceptable in terms of appearance. In response to the question regarding pressure on local schools and GP's, Laura Callan stated that the development would attract Community Infrastructure Levy (CIL) which could be used to improve the local amenities within the area.

Councillor Holton questioned the emphasis made on the previous refused application, and stated that Inspectors report should be the focus instead. He questioned whether the double glazed balcony offered more amenity space than that which a study with a large window would provide. He added that the Inspector had cited an increase in street parking should a development be approved and stated that there was only an hourly bus service available. He queried the sustainability of the proposed development for residents, stating that the nearest local supermarket would be too far away for everyday shopping for those on foot.

In response to Councillor Holton's comments, Chris Easton clarified that the references to the previously refused plan were there to highlight the improvements made in the proposed scheme. He added that the street view of the surrounding area only showed some cars using street parking and felt that the proposed development would not propose a significant problem in this regard. In addition, he added that as the road was a public highway, parking restrictions could be enforced if there became a need. He clarified that the CIL funding could be used to boost the sustainability of the surrounding area. Laura Callan clarified that the balconies would be screened but could also be opened and a large communal space was available for residents.

In response to questions from Councillor Shepherd-DuBey regarding access for delivery vehicles and draining of the underground car park, Chris Easton clarified that there would be a block paved turning entrance that delivery vehicles could use and that the drainage to the underground parking would be dealt with by the same drainage system that would service the rest of the buildings.

Councillor Ross queried the proportion of single bedroom flats within the proposed development. Laura Callan clarified that the development was in line with housing policy TB05 and did not propose an unacceptable amount of smaller or larger units. Justin Turvey, Operational Development Management Lead Officer (Interim), clarified that the one, two and three bedroom flats would add to the local mix of dwellings.

Councillor Holton proposed that the application be refused as it did not have a suitable housing mix, lacked private amenity space and lacked a sustainable location. This was seconded by Councillor Shepherd-DuBey.

Upon being put to the vote it was:

**RESOLVED:** That Application 173675 be refused on the grounds that the proposed development did not have a suitable housing mix, lacked private amenity space and was not a sustainable location.

Councillor Holton resumed the Chair of the meeting.

# Agenda Item 7.

Application Number	Expiry Date	Parish	Ward
180758	25/06/2018	Shinfield	Shinfield South;

<b>Applicant</b>	Evolution (Shinfield) LLP; Bloor Homes Ltd; Bovis Homes Ltd and Anchor
<b>Site Address</b>	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane. RG2 9EH
<b>Proposal</b>	Reserved matters application for the erection of a building comprising 80 no. extra care units (Class C2) and associated development including site access, car parking and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
<b>Type</b>	Reserved Matters
<b>PS Category</b>	1
<b>Officer</b>	Christopher Howard
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 13 June 2018
<b>REPORT PREPARED BY</b>	Assistant Director Delivery & Infrastructure

<b>SUMMARY</b>
<p>This application relates to land to west of Hyde End Lane, south of Church Lane and east of Hollow Lane, Shinfield within the designated South of the M4 Strategic Development Location (SDL). Outline planning consent for the site was granted under planning application O/2010/1432 which established the principle of access to the site together with development parameters. A variation of condition application was approved under VAR/2014/0624. This secured financial contributions towards the councils own travel plan – My Journey secured through a deed of variation to the S106 in lieu of the requirement of the developers to deliver their own travel plan. This will assist the council in delivering a coordinated approach to travel planning across the SDL and borough.</p> <p>This current application is a reserved matters application for 80 one and two bedroom extra care apartments and one guest bedroom. These will be used by people over the age of 55 with some degree for the requirement of personal care. There will be onsite staff 24 hours a day and there is a significant amount of floorspace that will serve as communal facilities. The apartments are however designed to be self-contained although the accommodation is adaptable over time which means that occupants can stay within their homes as care levels increase. As the principle of this form of specialist housing was established under the outline planning permission for Shinfield West, the matters under consideration and purpose of this application is to provide further details in respect of the layout, scale, appearance of the buildings and landscaping.</p> <p>The application follows several other planning consents for the South of the M4 SDL and the significant majority of the housing allocation and associated infrastructure required by the Core Strategy within the SDL has now been approved. Outline consent has been granted on appeal for 1,200 residential units and 150 extra care units at</p>

Shinfield West together with a primary school, local centre, public open space sports pavilion, suitable alternative natural greenspace (SANG) and access and landscaping. To date, 990 of the dwellings have been approved at reserved matters together with the primary school.

In addition outline planning has been approved for 900 residential units, a primary school, public open space and suitable alternative natural greenspace at Spencer's Wood and Three Mile Cross. These and further planning approvals for the allocated sites within the SDL secure the delivery of the required infrastructure within the SDL which includes sports pitches, open space, education facilities and a new public transport service.

Full planning permission has also been granted for the Loddon SANG which is now open and available for public use. In addition, the Eastern Relief Road is open.

There is further planning history for the SDL provided below.

The overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links.

The outline application for Shinfield West was supported by an Infrastructure Delivery Plan (IDP) which established how the necessary infrastructure could be delivered. A S106 legal agreement secured the proportion of infrastructure attributable to the development at Shinfield West and triggers for its delivery.

The principle of development in this location has been established through its allocation by policy CP19 of the Core Strategy and through the Spatial Framework Plan within the South of the M4 Supplementary Planning Document together with the outline planning permission. In addition, the site is located within the development limits as identified in Policy 1 of Shinfield Parish Neighbourhood Plan.

Following the approval of the Shinfield West outline planning permission, further analysis of the development parameters for the district centre have been undertaken by the consortia. This was a requirement of a planning condition and a design brief for the centre has been approved by the council. The brief sets out the design principles for the centre to ensure a coordinated approach. The main route through the centre was identified together with design principles for the public realm and maximum AOD building heights. Land uses were also indicatively identified together with landscaping

It is important to note that there is a concurrent application for extra care units on the adjacent part of the site. This is for a 68 room care home and is being brought forward separately as it will be built and run by a different operator serving a different format of care. This approach is acceptable and there is no requirement for the extra care housing to be delivered by one operator. Through submitting both applications at the same time however, this demonstrates a comprehensive approach to delivery by both operators and there was no requirement for them to come forward at the same time.

The application is before the Planning Committee as it is a major development recommended for approval. It is considered that the development is a comprehensive approach in terms of detailed design and expectations set out for the Shinfield West

outline consent parameters and approved design brief. The location of the care home mean that future residents would have good access to services and facilities. The development would not have a significant detrimental impact on the character of the area or on existing residents.

The proposal provides an adequate level of amenity for the future occupants, and accords with the separation distances meaning that there would be no significant impacts to existing residents. In addition it would have an acceptable impact on ecology, traffic, highway safety and flood risk.

In design terms, the proposal meets all the council's standards, in particular parking. The proposals are considered to be acceptable, representing good design and therefore it is recommended that Reserved Matters are approved subject to conditions outlined below

### **PLANNING STATUS**

- Strategic Development Location (SDL) as identified on the Core Strategy
- South of the M4 Strategic Development Location SPD
- Infrastructure Delivery and Contributions SPD
- Within 5km of the Special Protection Area (SPA)
- Mineral consultation zone
- Ancient Woodland at south east of the site
- Nuclear Consultation Zone (HSE to be consulted on schemes of 200 dwellings or more)

### **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 0/2010/1432 dated 8/11/12 as varied by VAR/2014/0624 dated 22/10/14 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) The development hereby permitted shall be carried out in accordance with the following approved plans:

- i. Contextual Site Location Plan (SHN-ATK-XX-ZZ-PL-A-0400 Rev P2);
- ii. Existing Site Location Plan (SHN-ATK-XX-ZZ-PL-A-0401 Rev P3);
- iii. Site Location Plan with Proposed Layout (SHN-ATK-XX-ZZ-PL-0402 Rev P3);
- iv. Level 0 – General Arrangement Plan (SHN-ATK-XX-00-PL-A-1100 Rev P2);
- v. Level 1 – General Arrangement Plan (SHN-ATK-XX-01-PL-A-1101 Rev P2);
- vi. Level 2 – General Arrangement Plan (SHN-ATK-XX-02-PL-A-1102 Rev P2);
- vii. Level 3 – General Arrangement Plan (SHN-ATK-XX-03-PL-A-1103 Rev P2);
- viii. General Arrangement Roof Plan (SHN-ATK-XX-RF-PL-A-1300 Rev P2);
- ix. General Arrangement Elevations (SHN-ATK-XX-ZZ-EL-A-1400 Rev P2);
- x. General Arrangement Sections (SHN-ATK-XX-ZZ-SE-A-1600 Rev P2);
- xii. Landscape Concept Masterplan (1556-L-3-Rev G);
- xiii. Proposed External Lighting Installation (018.030.E.01 Rev P1);
- xiv. Access Visibility (5109/001 – Rev A);
- xv. Drainage Strategy Plan (C12445-ZZ-XX-C-1101-Rev D).

*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) Prior to the commencement of the construction of dwellings above finished ground floor slab level, details of the materials for the external building materials shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3*

### **Highways**

4) 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, signs, lines 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.*

5) The travel plan shall be fully implemented, maintained and reviewed as so-approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.*

6) No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space 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*

### **Boundary**

7) Prior to the commencement of development, details of fencing for the rear / side boundaries of the site adjacent to the school site/doctors surgery shall first be submitted for approval to the Local Planning Authority. The fencing shall be installed in accordance with the approved details prior to the formation of any foundations or an earlier date to be agreed with the Local Planning Authority and permanently so retained.

*Reason: In the interests of visual and residential amenity and to ensure the proper planning of the site. Relevant policy: Core Strategy policies CP1 and CP3*

### **Landscaping**

8) The soft landscaping details provided in the plans listed in condition 2 above shall be implemented and delivered in accordance with the approved plans. Any trees or plants which, within a period of five years after planting, are removed die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity and to ensure the proper planning of the site. Relevant policy: Core Strategy policies CP1 and CP3*

### **Informatives**

1. 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.

2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

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

### **5. 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.

### **6. 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.

### **7. 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.

## 8. 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.

## 9. 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.

## 10. 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.

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

12. 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. .

## PLANNING HISTORY

### Planning History Site

O/2010/1432	Outline application for a residential development of up to 1 200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a foodstore (2 500 sqm) and other retail and office uses a community building proposed extension of existing primary schools erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping. – Appeal Approved 08/11/2012
VAR/2014/0624	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan) – <i>Officer note: this has been removed, however a deed of variation has been agreed to the S106 agreement to secure contributions towards the councils own travel plan – My Journey.</i> Approved 22/10/14

NMT/2014/1837	Application for a non-material amendment to planning consent O/2010/1432 to allow for changes to condition 15 relating to Affordable Housing Provision – <i>Officer note: this application secured 16.6% on site affordable housing provision and a commuted sum for off-site affordable housing which has been secured through a deed of variation to the legal agreement.</i> Approved 23/10/14
RM/2015/1375	Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).
160183	Application for Reserved Matters submission in respect of the primary infrastructure phase including access roads, suds ponds, foul and surface water drainage and associated landscaping. Approved 15/04/16
161189	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered). Approved 21/07/17
170035	Reserved Matters application for a two form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking. Approved 11/05/17
172450	Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered) – Approved 14/12/17
<b>PLANNING HISTORY SOUTH M4 SDL</b>	
F/2005/4827	Proposed construction of an Eastern relief road for Shinfield including a new bridge over the M4 motorway and under Cutbush Lane. Appeal withdrawn 31/10/2006
O/2007/2268	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dph plus creation of new vehicular accesses footpath links cycleways and public open space. Approved 25/02/2008

O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings. – Approved 27/10/10
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Appeal Approved 08/11/2012
F/2010/1434	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include Pedestrian and Vehicular access car park Footpaths and Landscaping. – Appeal Approved 08/11/2012
F/2013/0347	Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Approved 24/12/2013
O/2013/0565	Outline application for the erection of 100 dwellings with associated landscaping and open space means of access to be considered. – Approved 10/04/2014
O/2013/0346	Hybrid application with part in outline in respect of up to 900 dwellings up to a three form entry primary school public open space access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG) following demolition of existing dwelling and ancillary buildings including greenhouses sheds stables and garage (214a Hyde End Road). - Approved 24/12/2013
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. – Approved 24/12/2013

F/2014/2323	Full permission erection of 9 dwellings north of Croft Road – Approved 23/03/15
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.
162829	Application for Reserved matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, Multi-Use Games Area (MUGA) and Locally Equipped Area of Play. Approved 10/03/17
163457	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for the primary infrastructure phase including Spine Road, Suds Ponds, Foul and Surface Water Drainage and Associated Landscaping Approved 23/5/17
170010	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements. Approved 26 <sup>th</sup> July 2017

<b>SUMMARY INFORMATION</b>	
<b>For Residential</b>	
Site Area	0.87ha
Existing units	0
Proposed units	80 (+ 1 guest suite)
Proposed density - dwellings/hectare	Approx. 91
Previous land use	Agricultural
Proposed parking spaces	56 spaces (including 5 disabled)
Number of employees	15 FTE
<b>CONSULTATION RESPONSES</b>	

<b>CONSULTATION RESPONSES</b>	
Archaeological officer	No objection
Natural England	No comment
Environmental Health	No objection
Network Rail	No comments
Thames Water	No objection
Berkshire Fire and Rescue	No objection
Planning Policy	No objection
Waste services	No objection
Highways/drainage	No objection
Landscape and trees	No objection, request condition 8
WBC Ecology	No objection
Shinfield Parish Council	Comments in respect to: Shinfield Parish Council is concerned about the visual impact on the street scene of a four storey structure, which is located close to the edge of the site boundary.

	<p>It is currently unclear what the appearance of the building on the other side of the main road will be, as the design has not yet been determined. A building of this size and height will not be in keeping with the local area.</p> <p><i>Officer Note: The Design Brief for the village centre contains a number of principles which need to be adhered to with regards to future application that will ensure a coordinated design approach. For design, please see paragraphs 17-40 below</i></p> <p>The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180757), so that there is a degree of visual integration between the two sites.</p> <p><i>Officer Note: This is noted but they have different operators and differing end user requirements. The visual impacts of the parking is assessed in paragraphs 30 below</i></p> <p>The Parish Council requests that the application be deferred, until further design information is available for the buildings along the opposite side of the main road.</p> <p><i>Officer Note: We are unable to preclude separate reserved matters applications from being submitted for the village centre. Any forthcoming future reserved matters will need to adhere to the design brief and the context of previously approved reserved matters applications for the village centre and wider Shinfield West planning unit.</i></p>
Conservation Officer	No objection
Environment Agency	No comments

<b>REPRESENTATIONS</b>	
<p>1 letter of observation in respect to the application in regard to:</p> <ul style="list-style-type: none"> <li>• Incorporation of flat roof in the design – <i>Officer note: This is considered acceptable and is discussed in paragraphs 31-36 below</i></li> </ul> <p>2 letters of comment / and 1 objection in respect to:</p> <ul style="list-style-type: none"> <li>• Clarity of plans on the web / labelling - <i>Officer note: these are considered acceptable</i></li> <li>• Duration of building works for Shinfield – <i>Officer note: this is being built out in a phased approach and is expected for a development site of this size</i></li> </ul>	

## **PLANNING POLICY**

### National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Draft revised National Planning Policy Framework 2018

### South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

### Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP5 - Housing Mix, Density and Affordability

CP6 - Managing Travel Demand

CP7 - Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP17 - Housing delivery

CP19 – South of the M4 Strategic Development Location

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

### Managing Development Delivery Local Plan (MDD LP) policies

CC01 Presumption in Favour of Sustainable Development

CC02 Development Limits

CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

CC05 Renewable energy and decentralised energy networks

CC06 Noise

CC07 Parking

CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 Development and Flood Risk (from all sources)

CC10 Sustainable Drainage

### Residential Uses

TB05 Housing Mix

TB07: Internal Space Standards

TB09 Residential accommodation for vulnerable groups

### Landscape and Nature Conservation

TB21: Landscape Character

TB23: Biodiversity and Development

SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Shinfield Parish Neighbourhood Development Plan:

- Policy 1 Location of Development
- Policy 2 General Design Principles
- Policy 3: Sustainable Development
- Policy 4: Accessibility and Highway Safety
- Policy 5: Parking
- Policy 6 Trees, Hedgerows and Woodlands
- Policy 7: Biodiversity
- Policy 8: Flooding
- Policy 9: Community Assets
- Policy 10: Community and Sports Facilities
- Policy 12 Broadband Provision

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

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

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

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

**PLANNING ISSUES**

Principle of development and infrastructure delivery

1) The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).

2) Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which South of the M4 SDL is one of these. It is anticipated that a phased development incorporating approximately 2,500 dwellings and associated infrastructure will be delivered on 77 hectares of land within the South of the M4 SDL (Appendix A7.14).

3) Core Strategy policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear

that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The development site sits within the development limits as outlined in Policy 1 of Shinfield Parish Neighbourhood Plan.

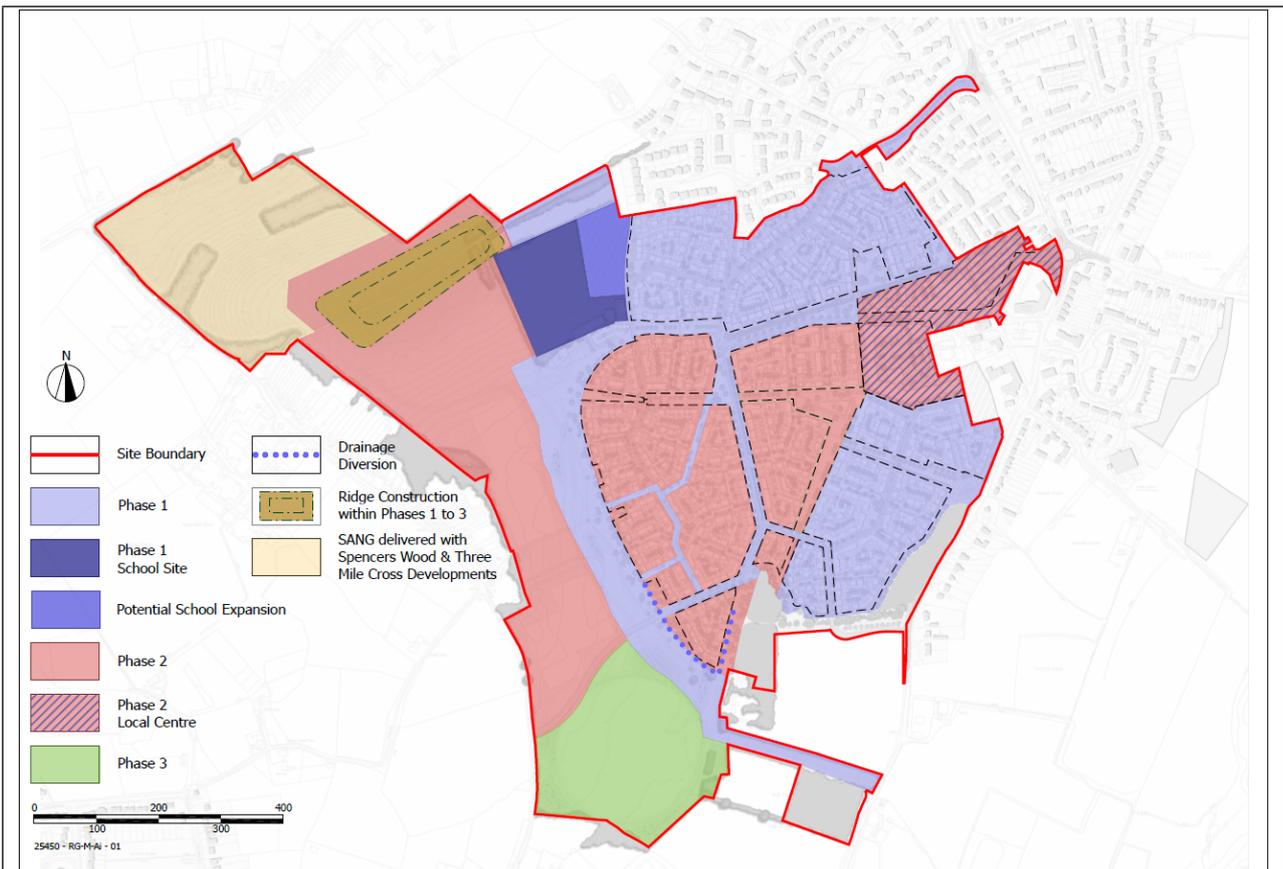
4) Outline planning permission for the site was granted by the Secretary of State in 2012. This established the principle of development for the site together with access for up to 1200 residential units, 150 extra care homes, new district centre (including a foodstore 2500m<sup>2</sup>), community centre, leisure uses and green infrastructure including areas of SANG. These were considered against the relevant Core Strategy policies and Local Plan policies and the application was accepted as policy compliant by the Secretary of State. The current application seeks reserved matters approval for appearance, layout, landscaping and scale.

5) The outline consent included an Infrastructure Delivery Plan and S106 legal agreement. The legal agreement secures the coordinated delivery of the infrastructure necessary to support the development and fair share of the SDL wider infrastructure. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. In addition, it secured an affordable housing contribution in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.

#### Site background/established principles

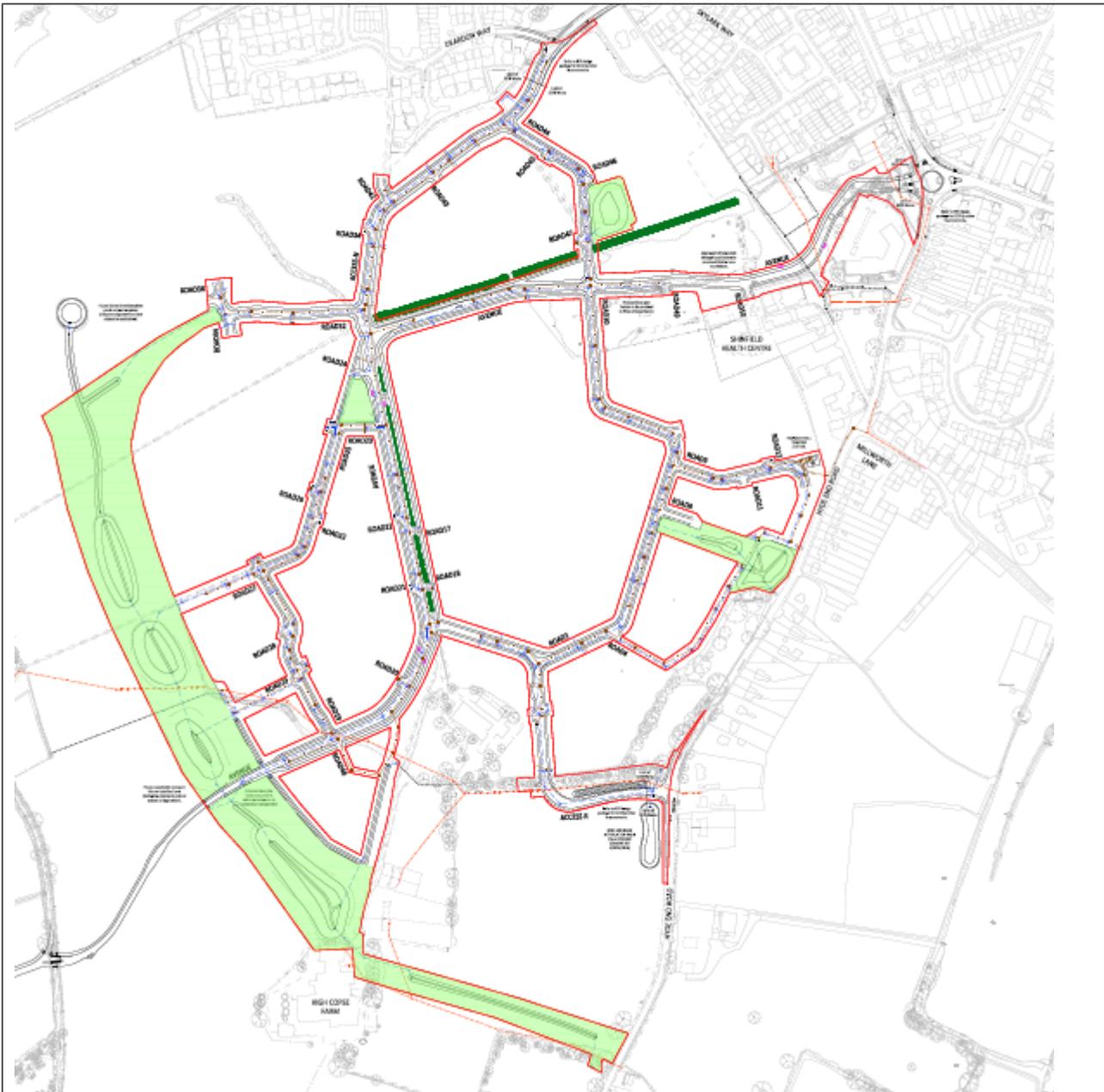
6) The details approved under the outline planning consent established parameters for the development including general site layout including the quantum of development, indicative location of housing, open space, density and general heights of buildings. Access to the site was also established. Two all vehicle access points were permitted one at Hyde End Road and the other at Church Lane. A further point of access was also established from Hollow Lane (although this will be restricted to bus, pedestrian and cycle access beyond the new district centre). This access was intended to serve the extra care housing.

7) Since approval of the outline planning application, approval has been granted for several applications in respect to conditions and reserved matters applications. The phasing strategy for the site was established through the Interim Phasing Master Plan which is shown in figure 1. This established housing development to the north and south of the site as part of the phase 1 development. In addition, planting in the strategic green space is also identified in this phase as approved by RM/2013/0946



**Figure 1: Phasing for Shinfield West**

8) Once the phasing strategy for the site was established, an application for the key infrastructure within the site was approved (ref 160183). This identified the principal internal roads within the site, drainage features and key areas of landscape and a plan is shown in figure 2. The infrastructure application was a key enabling application which will speed up access to the development plots within the site and will accelerate housing delivery. It facilitates access to key infrastructure within the site such as the school which is currently being delivered together with public open space and has enabled this to be brought forward more rapidly than a piecemeal approach.



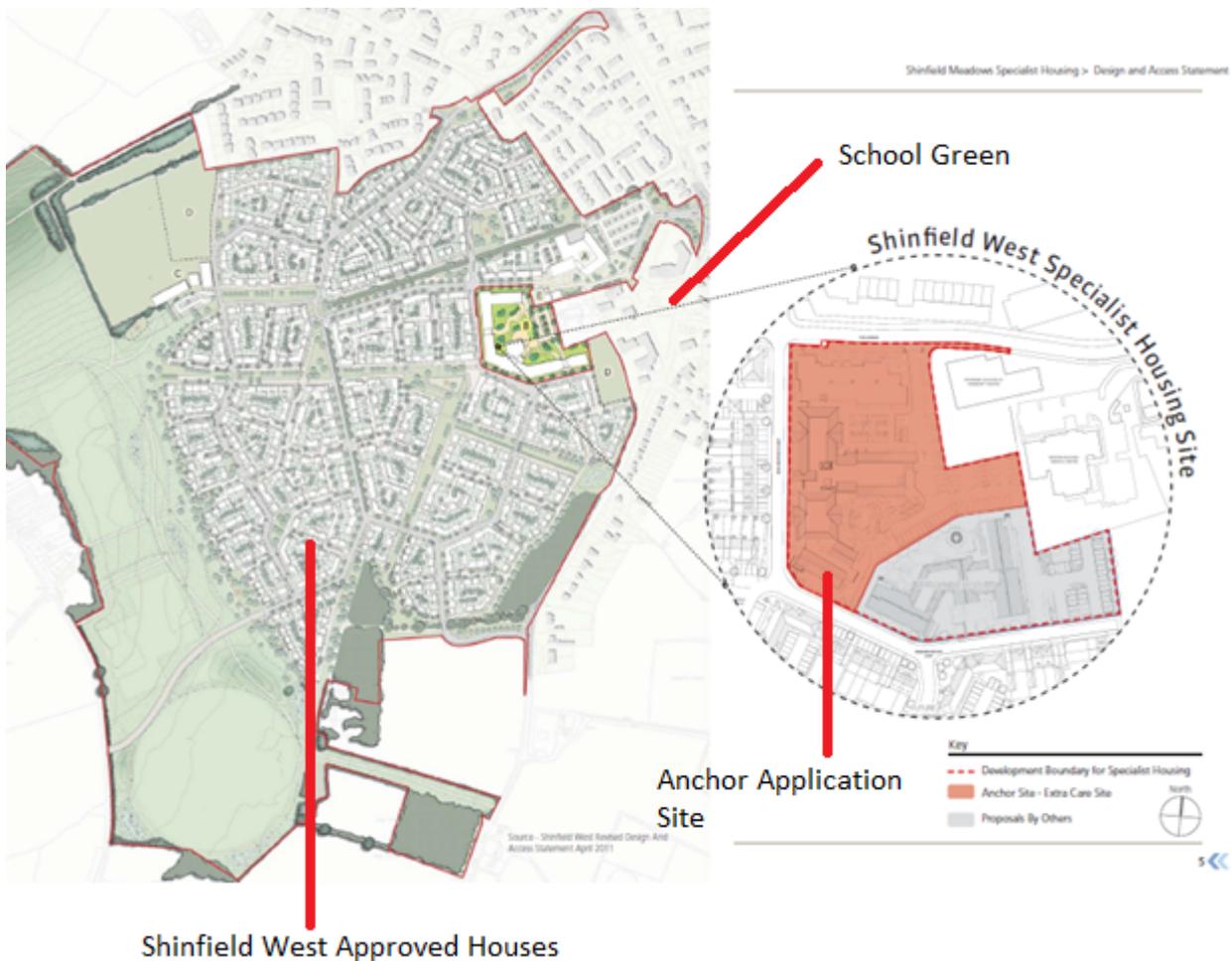
**Figure 2: Infrastructure approved under planning app 160183 with principle roads, landscaping and drainage features established**

9) Following this reserved matters approval was granted for phase 1 and 2 of the housing main housing parcels for 990 dwellings (161189 and 172450). This followed design principles for the site established through the approval of a site wide Design Code for the entire Shinfield west planning unit (C/2015/1250). This established the overarching principles for the site for areas such as highway widths and design parameters for the houses themselves. The Design Code ensures consistency in design approach of the key streets / spaces once the future development parcels are brought forward. The main principles of the design code were applied to the phase 1 and 2 houses.

10) As a precursor to the main design code, a separate design brief specifically for the village centre was approved under C/2013/2495. This included design principles to inform the layout and appearance of the village centre.

## Site Description

11) The application site relates to land to the west of Shinfield. The development parcel is located towards the centre of the site to the west of the existing doctor's surgery. As advised, all of the main housing area parcels have been approved for the Shinfield West planning unit although there will be further housing delivered in the centre as this is brought forward. The site in context of the housing and existing village is presented in figure 3.



**Figure 3: Plan showing context of extra care housing with Shinfield Village and approved housing parcels**

12) The predominant land use was agricultural. The development parcel is located well away from existing residential development but would be adjacent to the new houses that will be built out as part of the phase one housing delivery.

## Affordable and specialist housing

13) Core Strategy Policy CP5, *Housing mix, density and affordability*, amplified by MDD LP Policy TB05: *Housing Mix*, South of the M4 SPD Design Principle 2b, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including 35% affordable housing within SDLs.

14) The Shinfield West planning unit provides for 35% affordable housing across the site. The proposal has been assessed by the Affordable Housing Working Group and Affordable Housing Officer and they support the extra care housing.

#### Dwelling mix

15) 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.

16) The application proposes 20 x 1 bed units and 60 x 2 bed units. This approach is considered acceptable for end user needs.

#### Masterplan – Layout

17) 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 South of the M4 SPD 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.

18) Core Strategy policy CP19 sets out the concept rational for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

*Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.*

19) Policy 1 of Shinfield Parish Plan sets out the development limits. These follow those identified in the South of the M4 SPD. The development site is within these limits.

20) Policy 2 sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with Trees, Hedgerows and Woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.

21) Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies.

22) To build upon these principles, as advised, a requirement of the outline planning permission was for the applicant to submit an acceptable design brief for the village centre for approval to the council prior to the submission of reserved matters applications. The purpose of the design brief is to ensure continuity of development across the site. As there will be multiple developers within the village centre it is

important to control design whilst at the same time ensure diversity in appearance. In accordance with this requirement, the applicant has provided these details which have demonstrated the overarching principles for the village centre and this was approved (ref: C/2014/2495).

23) Further design principles for the site were approved as part of the site wide design code (ref: 160557). This set out different character areas for the site to provide diversity of the built form and inform street hierarchy. The proposed development fronts onto the character area called the Avenue which will be the principal street running through the Shinfield West housing area. The road width here is wide and buildings are set further back than in other parts of the development site. This will allow for landscaping and will emphasise the principal street and aid with legibility towards the village centre.

23) The western flank of the building fronts onto the Neighbourhood Loop which has a less wide street and less landscaping than within the avenue.

25) In addition to these condition approvals, reserved matters approval has been granted for the primary infrastructure. This effectively defines the development parcels and fixes the location of the extra care housing and has been informed by the design code and design brief. Much of the primary infrastructure has been delivered on the site leading to accelerated delivery for the housing developers.

26) Reserved matters has also been approved for the phase 1 housing that would be located to the west of the care home. Directly adjacent to the care unit flats have been approved which are three stories in height and these were located in this location to mark the transition from the main housing area to the village centre. The design of the care home has been carefully considered to complement the housing and has taken factors such as residential amenity into account. The building would be within the Shinfield West planning unit and set away from existing buildings which allows for a different approach to design and a contemporary approach here is considered acceptable.

27) The site itself would be accessed from Hollow Lane when ready for occupation. This is in line with expectations from the outline planning approval and approved design codes and briefs. In addition, the location of a bus gate has been set through conditions discharge ref 170870.

28) In terms of the siting of the building itself, this is in accordance with the approved design brief for the village centre and it would sit within the footprint that has been established, fronting onto the Avenue framing the entrance to the village centre from the west. The building has good setback with a small narrow outcrop on the western corner of the building having around 4m setback from the Avenue and the majority of the frontage onto the Avenue has around 5-6m which would allow for tree planting/landscaping.

29) Along the western front fronting onto the Neighbourhood Loop Character area, the setback is less but there is still around 4m between the building and pavement edge which provides defensible space and room for landscaping. This is considered in accordance with the parameters established by the design code.

30) Within the building envelope, there is space for parking (cars, cycles and scooters) behind the building line. This is encouraged limits the visual impact of parking on the

main route although the applicant has carefully considered this space and included planting which softens the impact of the parking area. Landscaped communal courtyards and gardens are included towards the building beyond the parking area which will provide outdoor amenity for the future users.

#### Masterplan – Design and appearance

31) In terms of the detailed design of the buildings, the South of the M4 SPD recommends that the existing built form should be used to inform the design which is echoed by the Shinfield Parish Plan policy 2. The design brief sets out the parameters for the site and builds upon the principles established by the design and access statement for the outline planning consent.

32) The building itself has two elements to reflect the differing character areas in which they are going to be located. For the elevation fronting the Avenue and wrapping the western corner of the site, the building has a modern design style with a flat roof. The applicant has carefully considered the design and broken up the massing through the use of projecting outcrops, detailing such as blocks detailed in brickwork and render and generous balconies which would wrap around the outcrops providing horizontal and vertical emphasis.

33) It is acknowledged that this part of the building has four stories which is a floor above that indicated on the parameter plans/documents, however through incorporating the flat roofed element, the applicant has ensured that it falls in line with the approved AOD maximum building heights of 13m that were established by the outline application. It is also important to consider the site in context with the wider approved housing and apartments of a similar height were approved in 2016 adjacent to the site to the west. These help provide a transition between the housing area and the proposed extra care home and the heights of the buildings are typical for a centre. These taken as a streetscene as a whole will help define the entrance of the village centre as outlined in the design brief.

34) The western flank of the building that would front onto the Neighbourhood Loop has a more traditional but modern design form. This is a reasonably long elevation but this has been established by the approved design parameters. Notwithstanding this the applicant has put some careful thought into the detailed design of this and incorporated projecting gable features to break up the frontage. In addition, they also provide outdoor amenity space for the future occupants as these incorporate balconies. Render detailing at ground to first floor level help emphasise storey heights and helps break up the massing of the building. It is important to note that this element includes a pitch roof which is the same height as the 4 storey element and this is acceptable.

35) For the internal elevations facing the proposed car park, again the applicant has provided balconies to break up the massing of the building and provide useful amenity space for future users.

36) The overall design approach for the building when taken as a whole is considered to respect the context of the site location and advice provided by the NPPF, policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan together with the South of the M4 SPD and Supplementary Planning Guidance and is therefore acceptable.

### Masterplan – Density

37) Design principles 3 (a-g) are outlined in the South of the M4 SPD and are concerned with the character of the development, including the density of development. The Core Strategy approach for the South of the M4 SDL in respect to density is outlined in Appendix 7 which indicates an average density of 30-35dph across the SDL.

38) The overall density proposed by the application is 91 dph. This is in line with the expectations established by the outline planning consent, approved design brief and the expectations for the quantum of development for the site. The landscape officer has assessed the application and raises no objections to the scheme. The higher density housing will also contribute towards the viability of the village centre and future users of the site will have easy access to these when they are delivered.

### Masterplan - Landscaping

39) As advised above, there is landscaping proposed for the building both on the frontage elevations and within the internal courtyard itself. The Landscape Officer has assessed the proposal and made the following comments:

*I have no objection to the proposed development on this site including the size scale and massing of the care home within the site. This area was originally identified for high density development as part of the approved parameter plans.*

40) Details of landscaping will be secured by conditions 12-22 pursuant to the outline planning application.

### Further site considerations

41) As advised in the summary section, this application was submitted in tandem with the other care home to the south of this development parcel (Castleoak scheme). As both applications form part of the perimeter block as a whole, it is important to consider how these would appear taken as a whole. In summary, the design and appearance of both buildings complement one another whilst at the same time are able to be read as separate units for the end users. The approach for the submission of the applications allows for an assessment of the care home site as a whole and provides a comprehensive impression of how the entire extra care housing will be delivered.

### Masterplan conclusion

42) The design approach taken to inform the layout and appearance of the building is considered to respond well to the existing landscape features, context of the site and surrounding area. The applicant has strongly demonstrated a comprehensive approach to the delivery through the application of the principles established in the design brief, within the layout and design choices. In addition, the development will link in well with the approved phase one apartments providing a gateway to the village centre for end users.

43) Overall, it is considered that the proposal will add to the character and diversity of the centre whilst at the same time, would not have a significant detrimental impact on the character of the area. The proposal is broadly in accordance with the principles of

the relevant planning policies, established design principles of the outline and design brief and supplementary planning advice.

Residential amenity: the impact upon existing neighbouring properties

44) 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. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

45) The isolated nature of the development parcel means that there would be no significant harm to any of the existing residents living outside of the Shinfield West planning unit as there is sufficient separation to prevent any overbearing, loss of light or overlooking issues.

46) In respect to the phase one units that have been approved under 161189, the layout pays regards to the amenities of the future occupants of these areas of the site. The plans have been checked and the development is in accordance with the separation standards outlined in the Borough Design Guide.

47) As outlined above the development is in accordance with the separation standards outlined in the Borough Design Guide. Given these relationships and the onsite conditions, it is considered that there would be no significant amenity impacts to existing residents in terms of overlooking, loss of light and overbearing.

Residential amenity – noise

48) Whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the housing, this would not be to an extent that is unusual in a residential area. As the site has been identified as being suitable for housing, the principle of residential development in this area has been established. Construction activities would be temporary and in order to reduce the impact for the surrounding residents, these can be controlled by conditions 11 and 12 attached to the outline planning consent. It is considered that the proposal would not result in any significant harm to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance.

Residential amenity: the amenity of future occupants of the development

49) 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.

50) Internally, the apartments have a good level of space which have been designed for lifetime living and the changing levels of care that the future occupants may require.

51) Through the incorporation of balconies in the design, there is a good level of outdoor amenity space for future occupants. Communal gardens and courtyards provide further amenity space. The site is also within a good proximity of areas of greenspace areas approved under the phase 1 and 2 housing planning consents.

## Security

52) The layout takes into account security and all of the communal areas of open space are well overlooked by the proposed housing, as are the areas of parking. The main external roads will be well overlooked helping to reduce opportunity for crime.

## Noise

53) Core Strategy Policy CP1 and MDD LP Policy CC06 direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

54) The Environmental Statement submitted for the outline planning permission established the main source of noise is Hyde End Road. The buffer provided between the proposed houses from High Moor Copse ensures that the proposed houses would be set well back from Hyde End Road and would be within Noise Exposure Category A in the 2026 scenario. On this basis there should be no significant impacts to the occupants of the proposed dwellings. In terms of noise within the development, this would not be at a level that is unusual in a residential area.

## Sustainable Design and Construction

55) 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 LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.

56) The sustainability statement demonstrates that more than 10% of energy will be generated by renewable sources (photovoltaics/air source heat pumps). In addition, fabric first measures will be incorporated into the design such as LED lighting building management system to control services and local energy metering have been included.

57) As part of delivering sustainable development on the site, the Council expects measures to reduce water consumption to be included within the development. In the case of water, this can be achieved by the inclusion of features including aerated taps, dual flush toilets and low flow rate showers. The sustainability statement makes a commitment to these measures and these are covered by building control.

## Access and movement

58) The outline planning permission for Shinfield West established the access points to the site and was accompanied with a full Transport Assessment. This included modelling the potential impacts of the development by using the Wokingham Strategic Transport Model which included a review of this development site, the South of the M4 SDL and the wider Core Strategy development proposals. It was demonstrated 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.

59) Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot and ensure highway safety. Encouragement of use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.

60) There has also been a detailed infrastructure planning application (ref number 160183) for Shinfield West. This included the details of the key highways within the developments and included:

- The main access roads to the north onto Hollow Lane and south at Hyde End Road;
- The bus only link through the neighbourhood centre and onto the four arm roundabout with Hollow Lane;
- The Neighbourhood Loop roads and the sustainable bus link that connects with Spencers Wood;
- Cycle and pedestrian routes within and connecting with the development and key destinations in walking and cycling range;
- Bus stops and bus service provision in a phased basis, associated with the South of M4 SDL bus strategy.

61) As much of the transport infrastructure has been approved in terms of highways, this application is mainly addressing the detailed layouts of the site access, internal layout, car parking and cycle parking. The primary infrastructure application will deliver easy pedestrian and cycle routes to the surrounding area and is well linked to key access points surrounding the site. The location of the building within the wider village centre is sustainable and should help reduce the need for travel.

#### Access and movement - Site layout

62) The principal access to the site was established by the outline application and through subsequent conditions discharge applications. The care home would be accessed from the roundabout off Hollow Lane and past the village centre along the Avenue. The road serving the site was approved as part of the primary infrastructure application (160183). The design of this separates pedestrians from traffic movements and the Avenue includes a 3m footway and cycleway and 2m pavement on the other side of the road.

63) Within the site the proposed layout incorporates a parking court behind the main building frontage. This is set away from areas of outdoor space meaning that residents would not have to cross the car park to access the outdoor space. The layout of this has been checked for tracking and this is acceptable. The sightlines onto the main road have been checked for visibility for egress of the site and these are acceptable.

#### Access and movement - parking

64) In line with Core Strategy Policy CP6, *Managing Travel Demand* and MDDLPP Policy CC07: *Parking*, condition 40 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards.

65) The application proposes 56 spaces including 5 blue badge parking spaces. This is in accordance with the parking standards and slightly above the required level. In addition, there would also be 2 spaces for powered two wheeler vehicle spaces. All spaces are provided in accordance with WBC size guidelines

66) For cycle parking, only three are proposed and we have requested that this is increased to a minimum of 10 covered secure spaces in a cycle store. In addition for visitors and short stay use we are requested that 2 pairs of Sheffield Stands are provided near to three of the entrances. The applicant is reviewing this and this will be reported on the members update.

#### Access and Movement – Pedestrian & Cycle Access

67) The Avenue has been designed to incorporate pedestrian and cycle links as part of the primary infrastructure approval on both sides of the road. The location of the care home was well considered for the outline application and would be within close proximity to the village centre when this is brought forward. In the interim there are shops located close to the care home opposite School Green.

#### Access and Movement - Access to public transport

68) The South of M4 Public Transport Strategy is expected to provide up to a 15 minute each way frequency bus service, operating in a loop in and out of Reading along the A327 or A33 corridors. The route in the final Phase 3 of the Strategy will pass by the development. The frequency of service combined with high quality bus stop infrastructure and bus priority, which includes the bus only link between Shinfield and Spencer's Wood, results in an attractive public transport service connecting many destinations.

69) The infrastructure application secured two pairs of bus stops located within the Shinfield West development. These will be about 150m from the site which is well below the 400m maximum walk distance. In addition, there are further existing bus stops located around 360m from the care home on Hollow Lane. This means that buses will be accessible in the interim before the bus service is brought through the centre which is expected in 2020.

#### Flooding and Drainage

70) Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

71) The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including more vulnerable residential uses and less vulnerable uses (the proposed

school, shops and community uses) are appropriate. Furthermore, the site was allocated in the Core Strategy, which was subject to a Strategic Flood Risk Assessment.

72) The outline application was supported by a Flood Risk Assessments which assessed the impact of flooding on the application site. This identified flood risks across the whole site and proposes measures to manage surface water runoff including the 1 in 30 year and 1 in 100 year storm events (+30% for climate change) for the areas of residential development.

73) In order to ensure that the increase in surface water runoff associated with the additional built form is managed, the proposal includes attenuation tanks within the site. The Drainage Officer has assessed the strategy and raises no objections in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the proposal is considered acceptable.

#### Listed Building

74) In respect to the Listed buildings, the closest grade II listed building is the main building of Shinfield Infant School (Listed as 'The School'). The building is however some distance away from the proposed care home this which lessens any harm associated with the setting of the building. In addition, the reserved matters has come forward under the approved parameters of the outline application when this constraint would have been taken into consideration, the relationship is considered acceptable. The Conservation Officer has been consulted for the application and raises no objection or any significant harm to the character or setting of the listed building.

#### Archaeology

75) Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Assessment for condition 35 was submitted which indicated that there is no evidence to support the presence of significant archaeological remains on the application site and a low potential for archaeological deposits on the site. Condition 31 relating to archaeology was attached to the outline permission for a written scheme of investigation prior to the commencement of development. This has been submitted and approved as part of the wider planning unit and this approach is supported by the Council's Archaeological Officer.

#### Thames Basin Heaths Special Protection Area

76) 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 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The South of the M4 SDL falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided.

77) The development will be mitigated by the provision of the Loddon SANG / Ridge SANG which is now open and available for public use. This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this phase of the Shinfield West development and some of the other

SDL developments. Planning permission for the Ridge/ Loddon SANG has been granted under F/2010/1434 and as such this meets the Natural England's '*Guidelines for the Creation of Suitable Alternative Natural Greenspace*' (SANG) (2008) in terms of having all the essential features required to attract recreational users away from the SPA. Natural England and the Biodiversity Officer are satisfied with this approach and the applicant has also agreed to provide SAMM payments to provide an overall SPA mitigation strategy.

#### Ecology

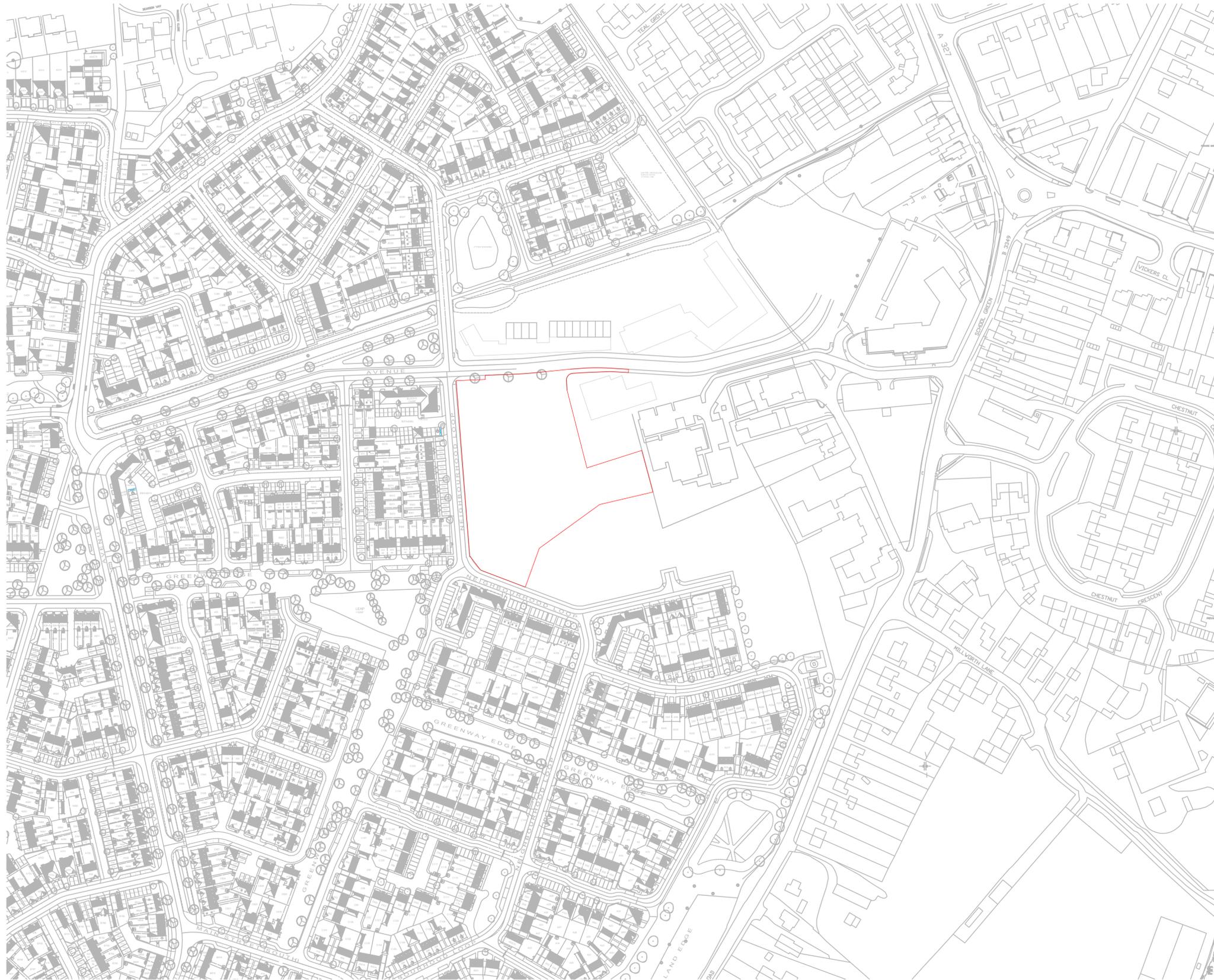
78) Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. The Biodiversity Officer has assessed been consulted for the application and raises no objection or any significant impact on ecology.

#### **CONCLUSION**

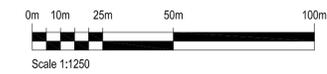
The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan and guidance for development within the South of the M4 SDL. It is considered that the applications will deliver high quality development in accordance with the Council' spatial strategy and vision and therefore can be recommended for approval.



This page is intentionally left blank



FUTURE DEVELOPMENT SHOWN



**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:  
 1. Drawings to be read in conjunction with NBS specification  
 2. For building location and setting out please refer to the masterplan drawings.  
 3. Drawings to be read in conjunction with all other disciplines drawings and specification documents  
 4. Drawings are shown for design intent only and subject to further development.  
 5. All dimensions are in millimetres unless otherwise specified.

**SITE PLAN LEGEND**

**NOTES:**

- This drawing represents the Architectural Intent only. The reproduction process can distort actual colours, therefore these elevations should be read in conjunction with physical samples and manufacturers data.
- Associated details referred to represent the Architectural Intent only and are therefore subject to the Specialist Designers Standard Details.
- Drawing to be read in conjunction with the design and access statement.

**DRAWING REFERENCES:**

This drawing is to be read in conjunction with the following drawings:

1100 - 1299 Series	= General Arrangement Plans
1400 - 1499 Series	= General Arrangement Elevations
1500 - 1599 Series	= Typical Apartment Types
1600 - 1799 Series	= General Arrangement Sections

**LEGEND:**

= Red Line Boundary - Extra Care Development Site

P2	09/03/18	PLANNING SUBMISSION	SSM	TF	AC
P1	23/02/18	PLANNING ISSUE	SSM	TF	AC
Rev.	Date	Description	By	Chk'd	App'd
Drawing Status					Suitability
<b>PLANNING</b>					<b>S0</b>
<b>ATKINS</b>		500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ ENGLAND Tel: +44 (0)1454 66 2222 Fax: +44 (0)1454 66 3333 www.atkinsglobal.com			
Copyright © Atkins Limited (2015)		Client			
					
Project Title					
SHINFIELD MEADOWS EXTRA CARE DEVELOPMENT					
Drawing Title					
SITE LOCATION PLAN					
Scale	Designed	Drawn	Checked	Authorised	
1:1250	SSM	SSM	TF	AC	
Original Size	Date	Date	Date	Date	
A1	23/02/18	23/02/18	23/02/18	23/02/18	
Drawing Number					Revision
SHN-ATK-XX-ZZ-PL-A-0400					P2

This page is intentionally left blank

100  
Millimetres  
0 10



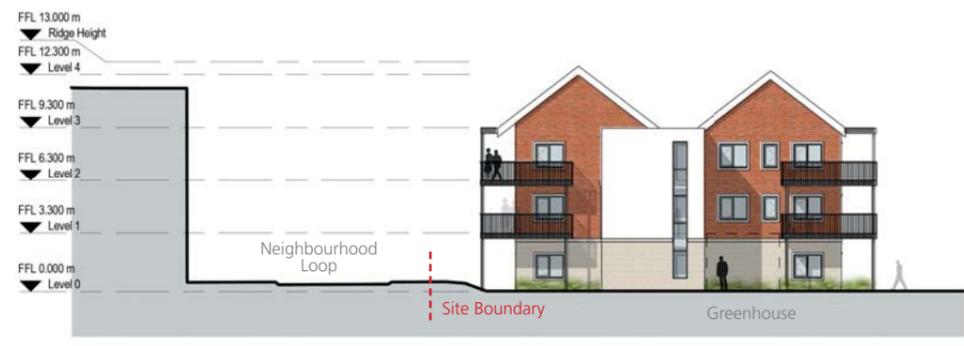
1 NORTH ELEVATION  
1400 SCALE 1:200



2 WEST ELEVATION  
1400 SCALE 1:200



3 SOUTH WEST ELEVATION - RETURN  
1400 SCALE 1:200



4 SOUTH WEST ELEVATION - ANGLED  
1400 SCALE 1:200



5 EAST ELEVATION  
1400 SCALE 1:200

**GA ELEVATION LEGEND**

- NOTES:**
1. This drawing represents the Architectural Intent only. The reproduction process can distort actual colours, therefore these elevations should be read in conjunction with physical samples and manufacturers data.
  2. Associated details referred to represent the Architectural Intent only and are therefore subject to the Specialist Designers Standard Details.
  3. Drawing to be read in conjunction with relevant sections of the Architectural Specification.
  4. All dimensions to be checked on site by contractor prior to fabrication / installation.

**DRAWING REFERENCES**

This drawing is to be read in conjunction with the following drawings:  
 1100 - 1299 Series = General Arrangement Plans  
 1300 - 1399 Series = General Arrangement Roof Plans  
 1600 - 1799 Series = General Arrangement Sections

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

**CONSTRUCTION**

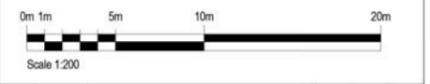
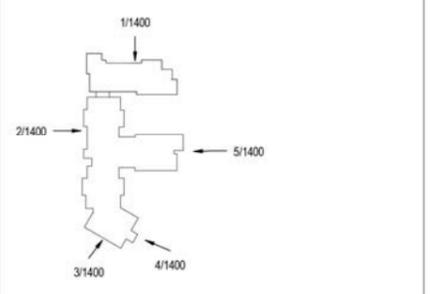
**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

- Notes:**
1. Drawings to be read in conjunction with NBS specification
  2. For building location and setting out please refer to the masterplan drawings.
  3. Drawings to be read in conjunction with all other disciplines drawings and specification documents
  4. Drawings are shown for design intent only and subject to further development.
  5. All dimensions are in millimetres unless otherwise specified.

**KEY - ELEVATION LOCATION**



P2	09/03/18	PLANNING SUBMISSION	SSM	TF	AC
P1	23/02/18	PLANNING ISSUE	SSM	TF	AC
Rev.	Date	Description	By	CHK'd	App'd

Drawing Status: **PLANNING** Submittal: **SO**

**ATKINS**  
**5162717**  
 Copyright © Atkins Limited (2015)  
 500 Park Avenue  
 Aztec West  
 Almondsbury  
 Bristol  
 BS32 4RZ  
 ENGLAND  
 Tel: +44 (0)1454 66 2222  
 Fax: +44 (0)1454 66 3333  
 www.atkinsglobal.com

Client: **anchor**

Project Title: **SHINFIELD MEADOWS EXTRA CARE DEVELOPMENT**

Drawing Title: **GENERAL ARRANGEMENT ELEVATIONS**

Scale	Designed	Drawn	Checked	Authorised
As indicated	SSM	SSM	TF	AC
Original Size	Date	Date	Date	Date
A1	23/02/18	23/02/18	23/02/18	23/02/18
Drawing Number	Revision			
SHN-ATK-XX-ZZ-EL-A-1400				P2

Model Name (SHN-ATK-XX-XX-M3-A-0001)  
 Model File Location (ENTER MODEL FILE LOCATION HERE) - Model Status (SO) - Model Issue Date (MODEL ISSUE DATE)

39

This page is intentionally left blank

# Shinfield Meadows, Shinfield, Wokingham - Landscape Masterplan

## KEY:

### Proposed

-  Site Boundary
-  Tarmacadam, black top and cotswold chippings with upstand kerbs, silver-grey e.g. Tobermore Country kerb, granite finish or similar
-  Concrete block paving, grey, herringbone pattern, e.g. Formpave or similar, incl upstand kerbs (Tobermore or similar)
-  Concrete block paving, colour: traditional, herringbone pattern, e.g. Formpave or similar, incl upstand kerbs (Tobermore or similar)
-  Resin bound gravel e.g. barely beech
-  Brick/clay style paving, red/traditional e.g. Tobermore Retro or similar
-  Textured concrete paving slab, buff e.g. Tobermore Mayfair flag or similar
-  Textured concrete paving slab, buff e.g. Tobermore Mayfair flag or similar
-  Lawn
-  Amenity shrub planting
-  Native shrub/hedgerow/ pre-grown panels
-  Tree
-  Tree (Parasol pleached)
-  Palisade timber fence and low walls
-  Pre-grown native screens
-  1.8mht. green metal mesh fence
-  Foul water drainage
-  Easement boundary
-  Proposed root barrier system
-  Building perimeter (gravel maintenance strip)
- +46.95 Spot Heights



The Parterre garden offers a formal spaces consisting of a central focal feature, amenity shrub and tree planting and herbaceous and perennial borders

Gravel maintenance strip to entire perimeter of building - to be agreed with Principle Designer

Pre-grown ivy screens to be used helping to soften western boundary

Man-hole inspection covers to locations to be discussed and agreed with Engineer and Landscape Architect to ensure they are discrete/ hidden

Palisade fencing or brick piers with railings (to be agreed with Architect)

Courtyard garden comprises of gravel paths, seating areas, framed and enclosed by amenity tree and shrub planting

1.8m metal mesh fence with dense native shrub planting on east and south boundaries

Native shrub and tree planting incl. climbers trained to fence

Additional planting to provide screening/ privacy

Depth of planting zones increased and additional defensible planting provided around ground floor windows

Disabled parking relocated to prevent user having to cross road to reception

Watering point to be screened by amenity hedge

Civil engineer to provide conformation on tree planting within easement

Total number of bays 56 No. - 5no. of which are disabled bays

Change in surface bonding pattern or paving material to define pedestrian pathway from south car park to Reception

### NOTES:

Spot heights provided as per Engineers drainage strategy drawing C12445\_1011 Rev C

41

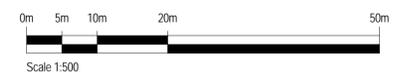
**Portus + Whitton**  
 landscape architects  
 Portus+Whitton LLP  
 58 Ashcroft Road Cirencester  
 Gloucestershire GL7 1QX  
 T. 01285 644335 F. 01285 644336  
 E. contact@portusandwhitton.co.uk

client						
Anchor						
project						
Shinfield Care Home						
drg						
Landscape Concept Masterplan						
scale	scale at size	date	project no.	prefix	drg no.	rev
1:500	A3	JAN 18'	1556	L	3	E
© The contents of this drawing are the copyright of Portus and Whitton Landscape Ltd, 2013						
purpose of issue						
FOR PLANNING						

This page is intentionally left blank



**1** PROPOSED LAYOUT PLAN  
0402 SCALE 1:500



**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:  
 1. Drawings to be read in conjunction with MBS specification  
 2. For building location and setting out please refer to the masterplan drawings.  
 3. Drawings to be read in conjunction with all other disciplines drawings and specification documents  
 4. Drawings are shown for design intent only and subject to further development.  
 5. All dimensions are in millimetres unless otherwise specified.

**SITE PLAN LEGEND**

**NOTES:**

- This drawing represents the Architectural Intent only. The reproduction process can distort actual colours, therefore these elevations should be read in conjunction with physical samples and manufacturers data.
- Associated details referred to represent the Architectural Intent only and are therefore subject to the Specialist Designers Standard Details.
- Drawing to be read in conjunction with the design and access statement.

**DRAWING REFERENCES:**

This drawing is to be read in conjunction with the following drawings:

1100 – 1299 Series	= General Arrangement Plans
1400 – 1499 Series	= General Arrangement Elevations
1500 – 1599 Series	= Typical Apartment Types
1600 – 1799 Series	= General Arrangement Sections

**LEGEND:**

— = Red Line Boundary - Extra Care Development Site

Rev.	Date	Description	By	Chk'd	App'd
P3	16/03/18	PLANNING SUBMISSION - AMENDED ACCESS ROAD	SSM	TF	AC
P2	09/03/18	PLANNING SUBMISSION	SSM	TF	AC
P1	23/02/18	PLANNING ISSUE	SSM	TF	AC

Drawing Status: **PLANNING** Suitability: **SO**

**ATKINS** 500 Park Avenue  
 Aztec West  
 Almondsbury  
 Bristol  
 BS32 4RZ  
 ENGLAND  
 Tel: +44 (0)1454 66 2222  
 Fax: +44 (0)1454 66 3333  
 www.atkinsglobal.com

Copyright © Atkins Limited (2015)

Client: **anchor**

Project Title: **SHINFIELD MEADOWS EXTRA CARE DEVELOPMENT**

Drawing Title: **PROPOSED LAYOUT PLAN**

Scale	Designed	Drawn	Checked	Authorised
1:500	SSM	SSM	TF	AC

Original Size	Date	Date	Date	Date
A1	23/02/18	23/02/18	23/02/18	23/02/18

Drawing Number: **SHN-ATK-XX-XX-PL-A-0402** Revision: **P3**

This page is intentionally left blank

Shinfield Parish Council – Planning observations  
12 April 2018

<b>180289</b>	<b>8 Wellington Court, Spencers Wood, RG7 1BN</b>
Proposal	Householder application for the proposed erection of two storey side extension, single storey rear extension to dwelling, plus changes to fenestration.
Planning Officer	Stefan Fludger Comments by 25 April 2018
Comment	This application can only be deemed acceptable if sufficient additional parking is provided to meet the standards required within the borough's parking standards. The external appearance should be in keeping with the existing street scene, and is balanced in appearance. The Parish Council requests that sufficient root protection be provided for the neighbouring mature trees.
<b>180813</b>	<b>8 Sussex Lane, Spencers Wood, RG7 1BY</b>
Proposal	Householder application for the proposed erection of first floor rear extension to dwelling, erection of pitched roof over existing single storey, raising of eaves height plus changes on the fenestration.
Planning Officer	Senjuti Manna Comments by 25 April 2018
Comment	Shinfield Parish Council objects to this application on the basis of overdevelopment of the site.
<b>180757</b>	<b>Specialist Housing Site (South), Local Centre West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH</b>
Proposal	Reserved matters application for the erection of a 68-bed care home building (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
Planning Officer	Chris Howard Comments by 26 April 2018
Comment	Shinfield Parish Council requests that a pedestrian route through to the medical centre be incorporated into the site. The parish council requests some additional features to break up the visual impact of elevation F. The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180758), so that there is a degree of visual integration between the two sites.
<b>180758</b>	<b>Specialist Housing Site (South), 1 Local Centre Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH</b>
Proposal	Reserved matters application for the erection of a building comprising 80 no. extra care units (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
Planning Officer	Chris Howard Comments by 26 April 2018
Comment	Shinfield Parish Council is concerned about the visual impact on the street scene of a four storey structure, which is located close to the edge of the site boundary. It is currently unclear what the appearance of the building on the other side of the main road will be, as the design has not yet been determined. A building of this size and height will not be in keeping with the local area. The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180757), so that there is a degree of visual integration between the two sites. The Parish Council requests that the application be deferred, until further design information is available for the buildings along the opposite side of the main road.
<b>173747</b>	<b>218 Hyde End Road, Spencers Wood, RG7 1DG</b>
Proposal	Householder application for the proposed erection of two storey rear extension to dwelling
Planning Officer	Rosie Rogers Comments by 02 May 2018
Comment	No comment
<b>180879</b>	<b>20 Appletree Lane, Reading RG7 1EF</b>

Proposal Householder application for the proposed erection of single storey side/front extension following the demolition of existing garage plus part single, part two storey rear extension to dwelling

Planning Officer Charenjit Braich Comments by 02 May 2018

Comment No comment

---

**180587**  
Proposal **53a Hyde End Lane, Spencers Wood, RG7 1EP**  
Householder application for the proposed erection of part single, part two storey rear extension to dwelling.

Planning Officer Rosie Rogers Comments by 3 May 2018

No comment

---

Proposal **40 Wilsford Close, Shinfield, RG6 4BP**  
Householder application for the proposed erection of single storey rear extension to form conservatory.

Planning Officer Fiona Sullivan Comments by 9 May 2018

No comment

---

**180978**  
Proposal **16 Priors Gardens, Spencers Wood, RG7 1WS**  
Householder application for the proposed erection of a summerhouse

Planning Officer Nuno Fernandes Comments by 10 May 2018

Shinfield Parish Council requests that standard hours of working be added as a condition, to reduce the noise impact on neighbouring dwellings

---

# Agenda Item 8.

Application Number	Expiry Date	Parish	Ward
180757	25/06/2018	Shinfield	Shinfield South;

<b>Applicant</b>	Evolution (Shinfield) LLP; Bloor Homes Ltd; Bovis Homes Ltd and Castleoak
<b>Site Address</b>	Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane. RG2 9EH
<b>Proposal</b>	Reserved matters application for the erection of a 68-bed care home building (Class C2) and associated development including site access, car parking and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
<b>Type</b>	Reserved Matters
<b>PS Category</b>	1
<b>Officer</b>	Christopher Howard
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 13 June 2018
<b>REPORT PREPARED BY</b>	Assistant Director Delivery & Infrastructure

<b>SUMMARY</b>
<p>This application relates to land to west of Hyde End Lane, south of Church Lane and east of Hollow Lane, Shinfield within the designated South of the M4 Strategic Development Location (SDL). Outline planning consent for the site was granted under planning application O/2010/1432 which established the principle of access to the site together with development parameters. A variation of condition application was approved under VAR/2014/0624. This secured financial contributions towards the councils own travel plan – My Journey secured through a deed of variation to the S106 in lieu of the requirement of the developers to deliver their own travel plan. This will assist the council in delivering a coordinated approach to travel planning across the SDL and borough.</p> <p>This current application is a reserved matters application for 68 bedroom care home building together with ancillary accommodation to serve the operations of the care home and staff facilities. The purpose of this application is to provide further detail in respect of the layout, scale, appearance of the buildings and landscaping.</p> <p>The application follows several other planning consents for the South of the M4 SDL and the significant majority of the housing allocation and associated infrastructure required by the Core Strategy within the SDL has now been approved. Outline consent has been granted on appeal for 1,200 residential units and 150 extra care units at Shinfield West together with a primary school, local centre, public open space sports pavilion, suitable alternative natural greenspace (SANG) and access and landscaping. To date, 990 of the dwellings have been approved at reserved matters together with the primary school.</p>

In addition outline planning has been approved for 900 residential units, a primary school, public open space and suitable alternative natural greenspace at Spencer's Wood and Three Mile Cross. These and further planning approvals for the allocated sites within the SDL secure the delivery of the required infrastructure within the SDL which includes sports pitches, open space, education facilities and a new public transport service.

Full planning permission has also been granted for the Loddon SANG which is now open and available for public use. In addition, the Eastern Relief Road is open.

There is further planning history for the SDL provided below.

The overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links.

The outline application for Shinfield West was supported by an Infrastructure Delivery Plan (IDP) which established how the necessary infrastructure could be delivered. A S106 legal agreement secured the proportion of infrastructure attributable to the development at Shinfield West and triggers for its delivery.

The principle of development in this location has been established through its allocation by policy CP19 of the Core Strategy and through the Spatial Framework Plan within the South of the M4 Supplementary Planning Document together with the outline planning permission. In addition, the site is located within the development limits as identified in Policy 1 of Shinfield Parish Neighbourhood Plan.

Following the approval of the Shinfield West outline planning permission, further analysis of the development parameters for the district centre have been undertaken by the consortia. This was a requirement of a planning condition and a design brief for the centre has been approved by the council. The brief sets out the design principles for the centre to ensure a coordinated approach. The main route through the centre was identified together with design principles for the public realm and maximum AOD building heights. Land uses were also indicatively identified together with landscaping.

It is important to note that there is a concurrent application for extra care units on the adjacent part of the site. This is for 80 flats and is being brought forward separately as it will be built and run by a different operator serving a different format of care (see report for 180758). This approach is acceptable and there is no requirement for the extra care housing to be delivered by one operator. Through submitting both applications at the same time however, this demonstrates a comprehensive approach to delivery by both operators and there was no requirement for both applications to come forward at the same time.

The application is before the Planning Committee as it is a major development recommended for approval. It is considered that the development is a comprehensive approach in terms of detailed design and expectations set out for the Shinfield West outline consent parameters and approved design brief. The location of the care home mean that future residents would have good access to services and facilities. The development would not have a significant detrimental impact on the character of the area, on existing residents or new residents.

In design terms, the proposal meets all the council's standards, in particular parking. The proposals are considered to be acceptable, representing good design and therefore it is recommended that Reserved Matters are approved subject to conditions outlined below

### **PLANNING STATUS**

- Strategic Development Location (SDL) as identified on the Core Strategy
- South of the M4 Strategic Development Location SPD
- Infrastructure Delivery and Contributions SPD
- Within 5km of the Special Protection Area (SPA)
- Mineral consultation zone
- Ancient Woodland at south east of the site
- Nuclear Consultation Zone (HSE to be consulted on schemes of 200 dwellings or more)

### **RECOMMENDATION**

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

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 0/2010/1432 dated 8/11/12 as varied by VAR/2014/0624 dated 22/10/14 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) The development hereby permitted shall be carried out in accordance with the following approved plans:

- i. Location Plan (Drg. No. A-733 10 C);
- ii. Topographical Survey (Drg. No. JAS-SHW-23);
- iii. Proposed Site Plan (Drg. No. A-733 01 A);
- iv. Proposed Floor Plans (Drg. No. A-733 02 A);
- v. Proposed Elevations Sheet 1 (Drg. No. A-733 15 A);
- vi. Proposed Elevations Sheet 2 (Drg. No. A-733 16 B);
- vii. Proposed Elevations Sheet 3 (Drg. No. A-733 17 A);
- viii. Proposed CGI Images, Sheets 1 and 2 (indicative);
- ix. Proposed Materials A (Drg. No. A-733);
- x. Drainage Layout (Drg. No. IR17120-110-Rev B); and
- xi. Detailed Landscape Proposals (Drg. No. TDA.2368.01 Rev A).

*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) Prior to the commencement of the construction of dwellings above finished ground floor slab level, details of the materials for the external building materials shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3*

### **Highways**

4) 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, signs, lines 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.*

The travel plan shall be fully implemented, maintained and reviewed as so-approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.*

5) No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space 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*

### **Boundary**

6) Prior to the commencement of development, details of fencing for the rear / side boundaries of the site adjacent to the school site/doctors surgery shall first be submitted for approval to the Local Planning Authority. The fencing shall be installed in accordance with the approved details prior to the formation of any foundations or an earlier date to be agreed with the Local Planning Authority and permanently so retained.

*Reason: In the interests of visual and residential amenity and to ensure the proper planning of the site. Relevant policy: Core Strategy policies CP1 and CP3*

### **Landscaping**

7) The soft landscaping details provided in the plans listed in condition 2 above shall be implemented and delivered in accordance with the approved plans. Any trees or plants which, within a period of five years after planting, are removed die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity and to ensure the proper planning of the site.  
Relevant policy: Core Strategy policies CP1 and CP3*

### **Informatives**

1. 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.

2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

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

#### **5. 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.

#### **6. 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.

#### **7. 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.

#### **8. 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.

## 9. 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 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.

## 10. 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.

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

12. 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. .

## Planning History Site

O/2010/1432	Outline application for a residential development of up to 1 200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a foodstore (2 500 sqm) and other retail and office uses a community building proposed extension of existing primary schools erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping. – Appeal Approved 08/11/2012
VAR/2014/0624	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan) – <i>Officer note: this has been removed, however a deed of variation has been agreed to the S106 agreement to secure contributions towards the councils own travel plan – My Journey.</i> Approved 22/10/14
NMT/2014/1837	Application for a non-material amendment to planning consent O/2010/1432 to allow for changes to condition 15 relating to Affordable Housing Provision – <i>Officer note: this application secured 16.6% on site affordable housing provision and a commuted sum for off-site affordable housing which has been secured through a deed of variation to the legal agreement.</i> Approved 23/10/14
RM/2015/1375	Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment

160183	of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).  Application for Reserved Matters submission in respect of the primary infrastructure phase including access roads, suds ponds, foul and surface water drainage and associated landscaping. Approved 15/04/16
161189	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered). Approved 21/07/17
170035	Reserved Matters application for a two form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking. Approved 11/05/17
172450	Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered) – Approved 14/12/17
<b>PLANNING HISTORY SOUTH M4 SDL</b>	
F/2005/4827	Proposed construction of an Eastern relief road for Shinfield including a new bridge over the M4 motorway and under Cutbush Lane. Appeal withdrawn 31/10/2006
O/2007/2268	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dph plus creation of new vehicular accesses footpath links cycleways and public open space. Approved 25/02/2008
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings. – Approved 27/10/10
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining

	Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Appeal Approved 08/11/2012
F/2010/1434	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include Pedestrian and Vehicular access car park Footpaths and Landscaping. – Appeal Approved 08/11/2012
F/2013/0347	Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Approved 24/12/2013
O/2013/0565	Outline application for the erection of 100 dwellings with associated landscaping and open space means of access to be considered. – Approved 10/04/2014
O/2013/0346	Hybrid application with part in outline in respect of up to 900 dwellings up to a three form entry primary school public open space access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG) following demolition of existing dwelling and ancillary buildings including greenhouses sheds stables and garage (214a Hyde End Road). - Approved 24/12/2013
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. – Approved 24/12/2013
F/2014/2323	Full permission erection of 9 dwellings north of Croft Road – Approved 23/03/15
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered. – Under consideration
162829	Application for Reserved matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, Multi-Use Games Area (MUGA) and Locally Equipped Area of Play. Approved 10/03/17

163457	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for the primary infrastructure phase including Spine Road, Suds Ponds, Foul and Surface Water Drainage and Associated Landscaping Approved 23/5/17
170010	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements. Approved 26 <sup>th</sup> July 2017

<b>SUMMARY INFORMATION</b>	
<b>For Residential</b>	
Site Area	0.58ha
Existing units	0
Proposed units	68
Proposed density - dwellings/hectare	117
Previous land use	Agricultural
Proposed parking spaces	32 (including 2 disabled spaces)
Number of employees	65 FTE (max 25 on site at any one time)

## CONSULTATION RESPONSES

Archaeological officer	No objection
Natural England	No comments
Environmental Health	No objection
Network Rail	No comments
Thames Water	No objection
Highways Agency	No objection
English Heritage	No comments
Planning Policy	No objection
Waste services	No objection
Highways/drainage	No objection, request condition 4 and 5
Landscape and trees	No objection, request condition 6
WBC Ecology	No objection
Shinfield Parish Council	<p>Comments in respect to: Request a pedestrian route through to the Shinfield Medical Centre</p> <p><i>Officer note: Boundary treatments are required by condition 7. This can be potentially achieved though this condition but will require the consent of both landowners</i></p> <p>Request additional features to break up elevation F</p> <p><i>Officer note: Amended plans have been provided by the applicant to include further render on this elevation to break up the massing and these are considered acceptable</i></p>

	Request parking to be co-located with the neighbouring Extra Care Housing (concurrent application ref: 180758)  <i>Officer note: whilst there could be merit in this request, the care homes are in different ownership and will have different end user requirements. The layout of the car park is considered acceptable which is further discussed in paragraphs 24 - 25 below</i>
Conservation Officer	No objection
Environment Agency	No comments

<b>REPRESENTATIONS</b>
One letter of comment in respect to boundary treatments and planting (tree species) for the trees on the school boundary. <i>Officer note: these details will be secured by condition 12-22 of the outline planning permission</i>

<b>PLANNING POLICY</b>
<p><u>National Policy</u>  National Planning Policy Framework 2012  Technical Guidance to the National Planning Policy Framework 2012  National Planning Policy Guidance 2014  Draft revised National Planning Policy Framework 2018</p> <p><u>South East Plan 2009</u>  Saved policy NRM6 - Thames Basin Heaths Special Protection Area</p> <p><u>Wokingham Borough Core Strategy policies:</u></p> <p>CP1 - Sustainable Development  CP2 - Inclusive Communities  CP3 - General Development Principles  CP4 - Infrastructure Requirements  CP5 - Housing Mix, Density and Affordability  CP6 - Managing Travel Demand  CP7 - Biodiversity  CP8 - Thames Basin Heaths Special Protection Area  CP9 - Scale and Location of Development Proposals  CP10 - Improvements to the Strategic Transport Network  CP11 - Proposals outside Development Limits (including countryside)  CP17 - Housing delivery  CP19 – South of the M4 Strategic Development Location</p> <p>Appendix 7 – Additional Guidance for the Development of Strategic Development Locations</p> <p><u>Managing Development Delivery Local Plan (MDD LP) policies</u>  CC01 Presumption in Favour of Sustainable Development  CC02 Development Limits  CC03 Green Infrastructure, Trees and Landscaping  CC04 Sustainable Design and Construction</p>

- CC05 Renewable energy and decentralised energy networks
- CC06 Noise
- CC07 Parking
- CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
- CC09 Development and Flood Risk (from all sources)
- CC10 Sustainable Drainage

#### Residential Uses

- TB05 Housing Mix
- TB07: Internal Space Standards
- TB09 Residential accommodation for vulnerable groups

#### Landscape and Nature Conservation

- TB21: Landscape Character
- TB23: Biodiversity and Development

SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

#### Shinfield Parish Neighbourhood Development Plan:

- Policy 1 Location of Development
- Policy 2 General Design Principles
- Policy 3: Sustainable Development
- Policy 4: Accessibility and Highway Safety
- Policy 5: Parking
- Policy 6 Trees, Hedgerows and Woodlands
- Policy 7: Biodiversity
- Policy 8: Flooding
- Policy 9: Community Assets
- Policy 10: Community and Sports Facilities
- Policy 12 Broadband Provision

#### Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

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

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

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

## **PLANNING ISSUES**

### Principle of development and infrastructure delivery

1) The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).

2) Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which South of the M4 SDL is one of these. It is anticipated that a phased development incorporating approximately 2,500 dwellings and associated infrastructure will be delivered on 77 hectares of land within the South of the M4 SDL (Appendix A7.14).

3) Core Strategy policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The development site sits within the development limits as outlined in Policy 1 of Shinfield Parish Neighbourhood Plan.

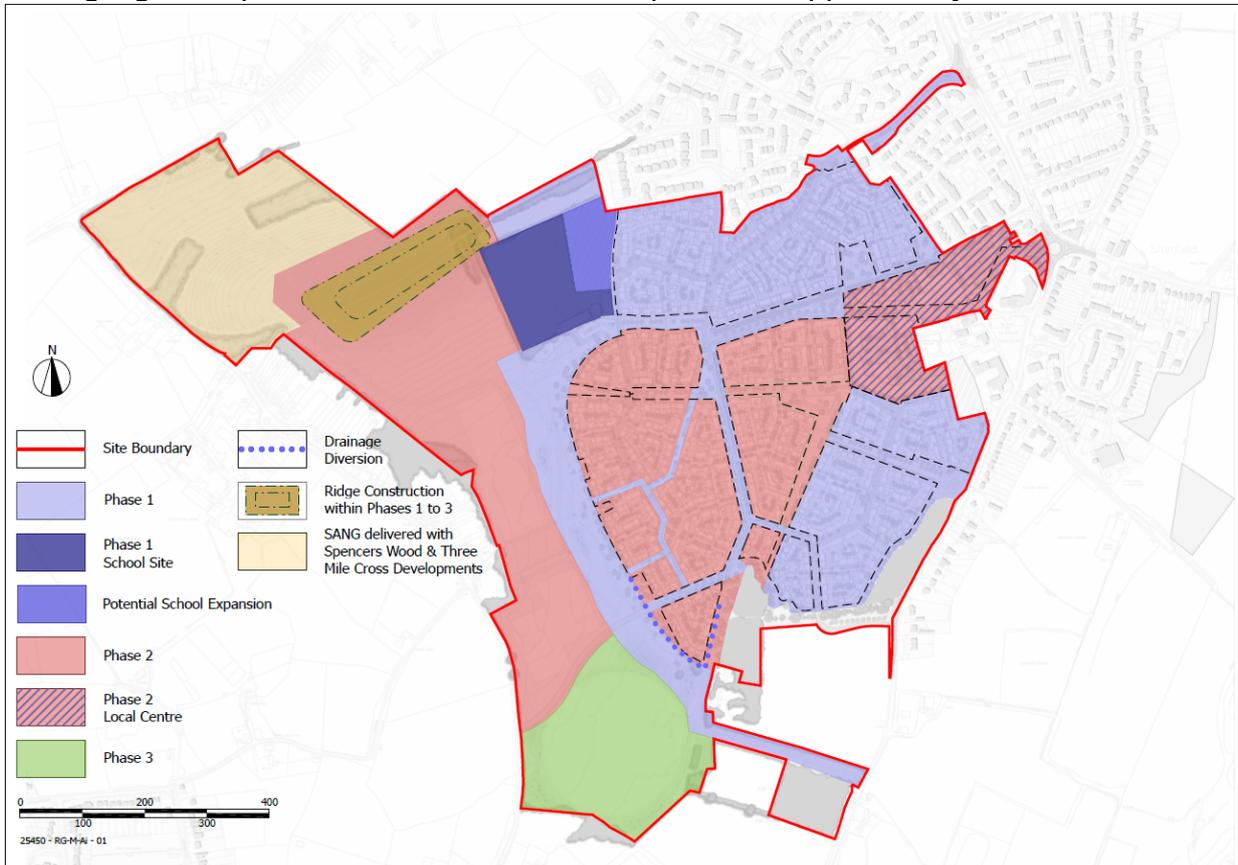
4) Outline planning permission for the site was granted by the Secretary of State in 2012. This established the principle of development for the site together with access for up to 1200 residential units, 150 extra care homes, new district centre (including a foodstore 2500m<sup>2</sup>), community centre, leisure uses and green infrastructure including areas of SANG. These were considered against the relevant Core Strategy policies and Local Plan policies and the application was accepted as policy compliant by the Secretary of State. The current application seeks reserved matters approval for appearance, layout, landscaping and scale.

5) The outline consent included an Infrastructure Delivery Plan and S106 legal agreement. The legal agreement secures the coordinated delivery of the infrastructure necessary to support the development and fair share of the SDL wider infrastructure. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. In addition, it secured an affordable housing contribution in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.

### Site background/established principles

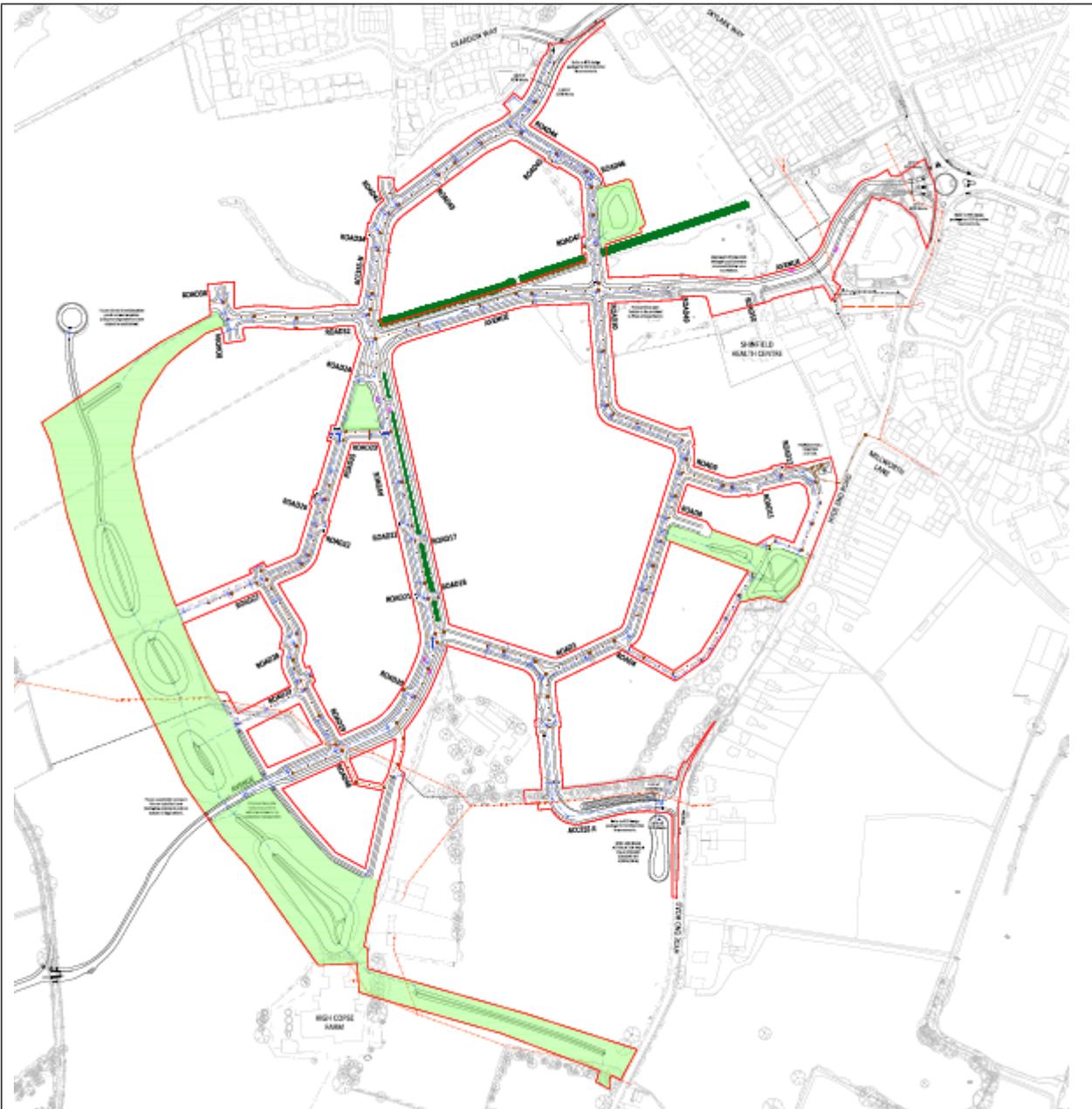
6) The details approved under the outline planning consent established parameters for the development including general site layout including the quantum of development, indicative location of housing, open space, density and general heights of buildings. Access to the site was also established. Two all vehicle access points were permitted one at Hyde End Road (which would serve this phase of the development) and the other at Church Lane (which the development would ultimately link into). A further point of access was also established from Hollow Lane (although this will be restricted to bus, pedestrian and cycle access beyond the new district centre).

7) Since approval of the outline planning application, approval has been granted for several applications in respect to conditions and reserved matters applications. The phasing strategy for the site was established through the Interim Phasing Master Plan which is shown in figure 1. This established housing development to the north and south of the site as part of the phase 1 development. In addition, planting in the strategic green space is also identified in this phase as approved by RM/2013/0946.



**Figure 1: Phasing for Shinfield West**

8) Once the phasing strategy for the site was established, an application for the key infrastructure within the site was approved (ref 160183). This identified the principal internal roads within the site, drainage features and key areas of landscape and a plan is shown in figure 2. The infrastructure application was a key enabling application which will speed up access to the development plots within the site and will accelerate housing delivery. It facilitates access to key infrastructure within the site such as the school which is currently being delivered together with public open space and has enabled this to be brought forward more rapidly than a piecemeal approach.



**Figure 2: Infrastructure approved under planning app 160183 with principle roads, landscaping and drainage features established**

9) Following this reserved matters approval was granted for phase 1 and 2 of the housing main housing parcels for 990 dwellings (161189 and 172450). This followed design principles for the site established through the approval of a site wide Design Code for the entire Shinfield west planning unit (C/2015/1250). This established the overarching principles for the site for areas such as highway widths and design parameters for the houses themselves. The Design Code ensures consistency in design approach of the key streets / spaces once the future development parcels are brought forward. The main principles of the design code were applied to the phase 1 and 2 houses.

10) As a precursor to the main design code, a separate design brief specifically for the village centre was approved under C/2013/2495. This included design principles to inform the layout and appearance of the village centre.

## Site Description

11) The application site relates to land to the west of Shinfield. The development parcel is located towards the centre of the site to the west of the existing doctors surgery. As advised, all of the main housing area parcels have been approved for the Shinfield West planning unit although there will be further housing delivered in the centre as this is brought forward. The site in context of the housing and existing village is presented in figure 3.



**Figure 3: The application site shown in context of Shinfield West planning unit**

12) The predominant land use is agricultural. The development parcel is located well away from existing residential development but would be adjacent to the new houses that will be delivered as part of the phase one housing delivery.

## Affordable and specialist housing

13) Core Strategy Policy CP5, *Housing mix, density and affordability*, amplified by MDD LP Policy TB05: *Housing Mix*, South of the M4 SPD Design Principle 2b, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including 35% affordable housing within SDLs.

14) The Shinfield West planning unit provides for 35% affordable housing across the site. The proposal has been assessed by the Affordable Housing Working Group and Affordable Housing Officer and they support the extra care housing.

#### Masterplan – Layout

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 South of the M4 SPD 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.

16) Core Strategy policy CP19 sets out the concept rationale for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

*Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.*

17) Policy 1 of Shinfield Parish Plan sets out the development limits. These follow those identified in the South of the M4 SPD. The development site is within these limits.

18) Policy 2 sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with Trees, Hedgerows and Woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.

19) Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies.

20) To build upon these principles, a requirement of the outline planning permission was for the applicant to submit an acceptable design brief for the village centre for approval to the council prior to the submission of reserved matters applications. The purpose of the design brief is to ensure continuity of development across the site. As there will be multiple developers within the village centre it is important to control design whilst at the same time ensure diversity in appearance. In accordance with this requirement, the applicant has provided these details which have demonstrated the overarching principles for the village centre and this was approved in 2014. (ref: C/2014/2495).

21) Further design principles for the site were approved as part of the site wide design code ref 160557. This set out different character areas for the site to provide diversity of the built form and inform street hierarchy. The proposed development fronts onto the character area called the Neighbourhood Loop which is the secondary street running through the Shinfield West housing area. The road has an informal appearance with variety in terms of design.

22) In addition to these condition approvals, reserved matters approval has been granted for the primary infrastructure. This effectively defines the development parcels and fixes the location of the extra care housing and has been informed by the design code and design brief. Much of the primary infrastructure has been delivered on the site leading to accelerated delivery for the housing developers.

23) Reserved matters has also been approved for the phase 1 housing that would be located opposite the care home. The design of the care home has been carefully considered to complement the housing and has taken factors such as residential amenity into account.

24) In terms of siting, the building would be located in the area that has been established for the care home by the outline planning approval. The building itself would wrap around the southern end of the extra care home site. The design of the building frames onto the road and fronts out onto the Neighbourhood Loop. The building would have a good degree of setback from the street and this allows it to incorporate landscaping along the frontage. The main entrance to the home is located to the south of the parcel again fronting the street which will aid legibility for future users of the home. At the rear of the building there are communal gardens which will be landscaped providing amenity space for the future occupants.

25) To the east of the site, an area of landscaped car parking is provided to serve the future users of the care home. The care home would be accessed by the internal roads serving the Shinfield West development parcel which have been delivered through the primary infrastructure. The layout of the car park is considered acceptable and would have good natural suvvelience towards it.

26) The proposal has been brought forward in tandem to the Anchor specialist housing to the north of the site. This demonstrates a comprehensive approach to delivery which is further discussed in paragraph 35 below.

#### Masterplan – Design and appearance

27) In terms of the detailed design of the buildings, the South of the M4 SPD recommends that the existing built form should be used to inform the design which is echoed by the Shinfield Parish Plan policy 2. The design brief sets out the parameters for the site and builds upon the principles established by the design and access statement for the outline planning consent.

28) Much of the building fronting onto the Neighbourhood Loop is two stories in height. There is a three storey outcrop located to the rear of the building which will serve for staff facilities, the building height is however in accordance with the established parameters and design brief. This is accepted as a good design approach and in line with the scale that would be expected in a local centre and helps to define these.

29) The building incorporates details such as a mixed pallet of brickwork and render which helps to break up the frontage. In addition gables have been incorporated into the design to provide a degree in variety in built form and again break up the massing. For the three storey element this includes a parapet wall, this element of the building would be less visible as it is tucked to the side of the building and is mostly only visible from within the parking area or the adjacent playing fields for Shinfield Infant School. In response to comments from Shinfield Parish Council, the applicant has amended the plans to increase the level of render on this element of the proposal to break up the frontage which is acceptable.

30) The overall design approach for the building when taken as a whole is considered to respect the context of the site location and advice provided by the NPPF, policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan together with the South of the M4 SPD and Supplementary Planning Guidance and is therefore acceptable.

#### Masterplan – Density

31) Design principles 3 (a-g) are outlined in the South of the M4 SPD and are concerned with the character of the development, including the density of development. The Core Strategy approach for the South of the M4 SDL in respect to density is outlined in Appendix 7 which indicates an average density of 30-35dph across the SDL.

32) The overall density proposed by the application is 117 dph. Given the intended use of the site as a care home, this is acceptable and would not deviate from densities of development by other comparable care homes given the intended use. The care home will help the viability of the centre and higher density is expected here.

#### Masterplan - Landscaping

33) As advised above, there is landscaping proposed for the building both on the frontage elevations and within the internal courtyard itself. The Landscape Officer has assessed the proposal and made the following comments:

*I have no objection to the proposed development on this site including the size scale and massing of the care home within the site. This area was originally identified for high density development as part of the approved parameter plans.*

34) Details of landscaping will be secured by conditions 12-22 pursuant to the outline planning application.

#### Further site considerations

35) As advised in the summary section, this application was submitted in tandem with the other care home to the north of this development parcel (Anchor scheme). As both applications form part of the perimeter block of the care home site it is important to consider how these would appear taken as a whole. In summary, the design and appearance of both buildings complement one another whilst at the same time are able to be read as separate units for the end users. The approach for the submission of the applications allows for an assessment of the care home site as a whole and

provides a comprehensive impression of how the entire extra care housing will be delivered.

#### Masterplan conclusion

36) The design approach taken to inform the layout and appearance of the building is considered to respond well to the existing landscape features, context of the site and surrounding area. The applicant has strongly demonstrated a comprehensive approach to the delivery through the application of the principles established in the design brief, within the layout and design choices. In addition, the development will link in well with the approved phase one development and compliments the design of the Anchor care home to the north.

37) Overall, it is considered that the proposal will add to the character and diversity of the centre whilst at the same time, would not have a significant detrimental impact on the character of the area. The proposal is broadly in accordance with the principles of the relevant planning policies, established design principles of the outline and design brief and supplementary planning advice.

#### Residential amenity: the impact upon existing neighbouring properties

38) 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. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

39) The isolated nature of the development parcel means that there would be no significant harm to any of the existing residents living outside of the Shinfield West planning unit as there is sufficient separation to prevent any overbearing, loss of light or overlooking issues.

40) In respect to the phase one units that have been approved under 161189, the layout pays regards to the amenities of the future occupants of these areas of the site. The plans have been checked and the development is in accordance with the separation standards outlined in the Borough Design Guide.

41) As outlined above the development is in accordance with the separation standards outlined in the Borough Design Guide. Given these relationships and the onsite conditions, it is considered that there would be no significant amenity impacts to existing residents in terms of overlooking, loss of light and overbearing.

#### Residential amenity – noise

42) Whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the housing, this would not be to an extent that is unusual in a residential area. As the site has been identified as being suitable for housing, the principle of residential development in this area has been established. Construction activities would be temporary and in order to reduce the impact for the surrounding residents, these can be controlled by conditions 11 and 12 attached to the outline planning consent. It is considered that the proposal would not

result in any significant harm to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance.

### Security

43) The layout takes into account security and all of the communal areas of open space are well overlooked by the proposed housing, as is the parking court. The main external roads will be well overlooked helping to reduce opportunity for crime.

### Noise

44) Core Strategy Policy CP1 and MDD LP Policy CC06 direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

45) The Environmental Statement submitted for the outline planning permission established the main source of noise is Hyde End Road. The buffer provided between the proposed houses from High Moor Copse ensures that the proposed houses would be set well back from Hyde End Road and would be within Noise Exposure Category A in the 2026 scenario. On this basis there should be no significant impacts to the occupants of the proposed dwellings. In terms of noise within the development, this would not be at a level that is unusual in a residential area.

### Sustainable Design and Construction

46) 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 LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.

47) The sustainability reports submitted with the application make a commitment to BREEAM Very Good and the building will comply with part L of the Building Regulations. In addition, further renewables are proposed on site which include photovoltaic panels together with combined heat and power

48) As part of delivering sustainable development on the site, the Council expects measures to reduce water consumption to be included within the development. In the case of water, this can be achieved by the inclusion of features including aerated taps, dual flush toilets and low flow rate showers. The sustainability statement makes a commitment to these measures and these are covered by building control.

### Access and movement

49) The outline planning permission for Shinfield West established the access points to the site and was accompanied with a full Transport Assessment. This included modelling the potential impacts of the development by using the Wokingham Strategic Transport Model which included a review of this development site, the South of the M4 SDL and the wider Core Strategy development proposals. It was demonstrated 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.

50) Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot and ensure highway safety. Encouragement of use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.

51) There has also been a detailed infrastructure planning application (ref number 160183) for Shinfield West. This included the details of the key highways within the developments and included:

- The main access roads to the north onto Hollow Lane and south at Hyde End Road;
- The bus only link through the neighbourhood centre and onto the four arm roundabout with Hollow Lane;
- The Neighbourhood Loop roads and the sustainable bus link that connects with Spencers Wood;
- Cycle and pedestrian routes within and connecting with the development and key destinations in walking and cycling range;
- Bus stops and bus service provision in a phased basis, associated with the South of M4 SDL bus strategy.

52) As much of the transport infrastructure has been approved in terms of highways, this application is mainly addressing the detailed layouts of the site access, internal layout, car parking and cycle parking. The primary infrastructure application will deliver easy pedestrian and cycle routes to the surrounding area and is well linked to key access points surrounding the site. The location of the building within the wider village centre is sustainable and should help reduce the need for travel.

#### Access and movement - Site layout

53) Originally it was envisaged that the care home would use the same access as the Anchor care home (concurrent application). This however is not possible given that there are two separate operators on site and for reasons of the different housing tenure offered and security of the residents means that each site requires its own access. A suitable alternative access has however been delivered through the primary infrastructure application (160183). This would be via Hyde End Road/ Deardon Way, through the main Avenue and onto Neighbourhood Loop for a short stretch into the main care home car park. The Highways Officer has assessed the revised strategy and raises no objections and the road widths are suitably wide (6.1-5.5m).

54) Within the site, the car park is located to the east of the building to the side of the main building frontage. In addition, there is a drop off area to the front of the site adjacent to the main entrance. Both car parks are well landscaped from the main road at the front of the site and include landscaping within them. The plans have been checked for tracking for service vehicles and visibility splays for all users and these

are acceptable. There is good surveillance to the parking area from the main wing of the care home which faces towards the parking court.

#### Access and movement - parking

55) In line with Core Strategy Policy CP6, *Managing Travel Demand* and MDDL P Policy CC07: *Parking*, condition 40 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards.

56) The application proposes 34 spaces including 2 blue badge parking spaces. This is in accordance with the parking standards and all spaces are provided in accordance with WBC size guidance. In addition there are 4 motorcycle spaces proposed which is acceptable.

57) For cycle parking, there is 10 covered secure spaces provided which is also in accordance with the requirements given the intended use of the building. There are also a further 4 short stay spaces to the front of the site which will serve visitors.

#### Access and Movement – Pedestrian & Cycle Access

58) The layout provides for pedestrian access with 2m footways on both sides of the main access roads that will connect to the site. The site is located some 230m from the main cycleway through the Shinfield development and the neighbourhood loop will not have high levels of traffic on it so therefore this will encourage cycling. The site is located within 350m to the village centre which means that this is accessible on foot.

#### Access and Movement - Access to public transport

59) The South of M4 Public Transport Strategy is expected to provide up to a 15 minute each way frequency bus service, operating in a loop in and out of Reading along the A327 or A33 corridors. The frequency of service combined with high quality bus stop infrastructure and bus priority, which includes the bus only link between Shinfield and Spencer's Wood, results in an attractive public transport service connecting many destinations.

60) The infrastructure application secured two pairs of bus stops located within the development. These will be about 250 from the site which is well below the 400m target. In addition, there are further existing bus stops located around 400m from the care home on Hollow Lane. This means that buses will be accessible in the interim before the bus service is brought through the centre which is expected in 2020.

#### Flooding and Drainage

61) Core Strategy Policy CP1 and MDDL P Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk. Policy 8 of

the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

62) The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including more vulnerable residential uses and less vulnerable uses (the proposed school, shops and community uses) are appropriate. Furthermore, the site was allocated in the Core Strategy, which was subject to a Strategic Flood Risk Assessment.

63) The outline application was supported by a Flood Risk Assessments which assessed the impact of flooding on the application site. This identified flood risks across the whole site and proposes measures to manage surface water runoff including the 1 in 30 year and 1 in 100 year storm events (+30% for climate change) for the areas of residential development.

64) In order to ensure that the increase in surface water runoff associated with the additional built form is managed, the proposal includes attenuation tanks within the site. The Drainage Officer has assessed the strategy and raises no objections in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the proposal is considered acceptable.

#### Listed Building

65) In respect to the Listed buildings, the closest grade II listed building is the main building of Shinfield Infant School (Listed as 'The School'). The building is however some distance away from the proposed care home this which lessens any harm associated with the setting of the building. In addition, the reserved matters has come forward under the approved parameters of the outline application when this constraint would have been taken into consideration, the relationship is considered acceptable. The Conservation Officer has been consulted for the application and raises no objection or any significant harm to the character or setting of the listed building.

#### Archaeology

66) Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Assessment for condition 35 was submitted which indicated that there is no evidence to support the presence of significant archaeological remains on the application site and a low potential for archaeological deposits on the site. Condition 31 relating to archaeology was attached to the outline permission for a written scheme of investigation prior to the commencement of development. This has been submitted and approved as part of the wider planning unit and this approach is supported by the Council's Archaeological Officer.

#### Thames Basin Heaths Special Protection Area

67) 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 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The South of the M4 SDL falls within this zone of influence and, in accordance with

Core Strategy policy CP17 and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided.

68) The development will be mitigated by the provision of the Loddon SANG / Ridge SANG which is now open and available for public use. This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this phase of the Shinfield West development and some of the other SDL developments. Planning permission for the Ridge/ Loddon SANG has been granted under F/2010/1434 and as such this meets the Natural England's *'Guidelines for the Creation of Suitable Alternative Natural Greenspace' (SANG) (2008)* in terms of having all the essential features required to attract recreational users away from the SPA. Natural England and the Biodiversity Officer are satisfied with this approach and the applicant has also agreed to provide SAMM payments to provide an overall SPA mitigation strategy.

#### Ecology

69) Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. The Biodiversity Officer has assessed been consulted for the application and raises no objection or any significant impact on ecology.

#### **CONCLUSION**

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan and guidance for development within the South of the M4 SDL. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.



**SCHEDULE OF ACCOMMODATION**

GROUND FLOOR:	34 BEDS
FIRST FLOOR:	34 BEDS
THIRD FLOOR:	SERVICES
<b>TOTAL:</b>	<b>68 BEDS</b>
GROUND FLOOR:	1,520 m <sup>2</sup>
FIRST FLOOR:	1,519 m <sup>2</sup>
SECOND FLOOR:	311 m <sup>2</sup>
<b>TOTAL GIFA:</b>	<b>3,350 m<sup>2</sup></b>
SPACE PER RESIDENT:	49.2 m <sup>2</sup>
SITE AREA	0.50 Ha (1.2 acres)

**LANDSCAPING KEY**



71

A	ISSUED FOR PLANNING	21/02/2018	gsw	Checked
Rev.	Revision	Date	Drawn	Checked

www.castleoak.co.uk

Region: Hoop  
Malthouse Avenue  
Cardiff Gate Business park  
Cardiff  
CF23 8RA  
Tel: 029 2054 8800  
Fax: 029 2054 8809

Carless  
Adams  
Partnership  
Tel: 01628 665131  
www.carless-adams.co.uk

**A-733**

Client	CASTLEOAK CARE DEVELOPMENTS			
Project	PROPOSED CARE HOME			
Location	SHINFIELD			
Title	PROPOSED SITE PLAN			

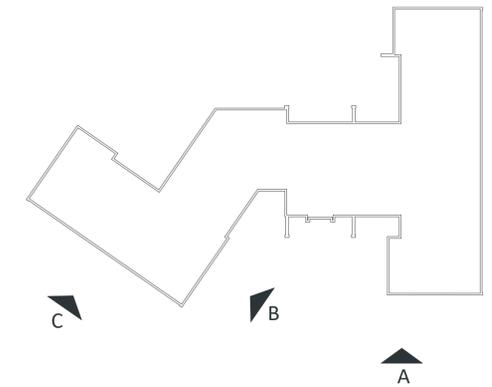
Scale	A1 @ 1:200	Date	July 2017	Drawn	gsw	Checked	MB
-------	------------	------	-----------	-------	-----	---------	----

Project	Zone	Levels	Type	Role	Class	Drawing No.	Revision
						01	A

For construction purposes dimensions shall not be scaled & figured dimensions must be verified on site before work commences. This drawing is Copyright ©

This page is intentionally left blank

KEY PLAN:



ELEVATION B

ELEVATION A

73



ELEVATION C

A	ISSUED FOR PLANNING	21/02/2018	gsw	
Rev.	Revision	Date	Drawn	Checked



Region: Hoop  
 Millhouse Avenue  
 Cardiff Gate Business park  
 Cardiff  
 CF23 8RA  
 Tel: 029 2054 8800  
 Fax: 029 2054 8809

**CAP** Carless Adams Partnership  
 Tel: 01628 665131  
 www.carless-adams.co.uk

**A-733**

Client	CASTLEOAK CARE DEVELOPMENTS			
Project	PROPOSED CARE HOME			
Location	SHINFIELD			
Title	PROPOSED ELEVATIONS SHEET 1			

Scale	A1 @ 1:100	Date	January 2018	Drawn	gsw	Checked	MB
-------	------------	------	--------------	-------	-----	---------	----

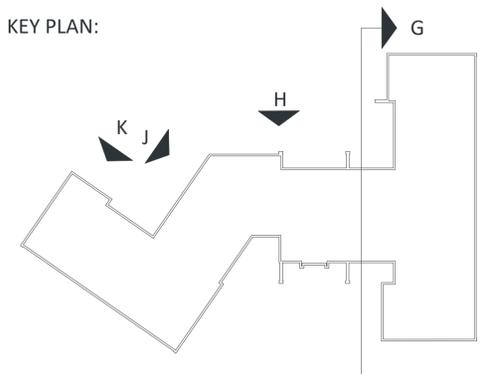
Project	Zone	Levels	Type	Role	Class	Drawing No.	Revision
						15	A

For construction purposes dimensions shall not be scaled & figured dimensions must be verified on site before work commences. This drawing is Copyright ©



This page is intentionally left blank

KEY PLAN:



ELEVATION H



ELEVATION J

ELEVATION K

SITE BOUNDARY



SECTION ELEVATION G

SITE BOUNDARY

For construction purposes dimensions shall not be scaled & figured dimensions must be verified on site before work commences. This drawing is Copyright ©



A	ISSUED FOR PLANNING	21/02/2018	gsw	
Rev.	Revision	Date	Drawn	Checked



A-733

Client	CASTLEOAK CARE DEVELOPMENTS			
Project	PROPOSED CARE HOME			
Location	SHINFIELD			
Title	PROPOSED ELEVATIONS SHEET 3			

Scale	A1 @ 1:100	Date	January 2018	Drawn	gsw	Checked	MB
-------	------------	------	--------------	-------	-----	---------	----

Project	Zone	Levels	Type	Role	Class	Drawing No.	Revision
						17	A

This page is intentionally left blank



CARE HOME PROPOSED ENTRANCE ELEVATION



CARE HOME PROPOSED VIEW ALONG LOOP ROAD

This page is intentionally left blank

79



CARE HOME PROPOSED VIEW FROM CAR PARK



CARE HOME BIRDSEYE VIEW PROPOSED RESIDENTS GARDEN

This page is intentionally left blank



81

**SOFT LANDSCAPE KEY:**

-  PROPOSED ORNAMENTAL TREE PLANTING  
(Refer to schedule for species)
-  PROPOSED PLEACHED PARASOL TREES  
(Refer to schedule for species)
-  PROPOSED MULTI-STEM TREES  
(Refer to schedule for species)
-  PROPOSED CLIMBERS  
(Refer to schedule for species/densities)
-  PROPOSED BULB PLANTING  
(Refer to schedule for species/densities)
-  PROPOSED ORNAMENTAL HEDGEROWS  
(Refer to schedule for species/densities)
-  PROPOSED SHRUB PLANTING  
(Refer to schedule for species/densities)
-  PROPOSED TURF AREAS  
(Turf to be Rowland Medallion or similar approved)
-  PROPOSED EXTERNAL SITE LEVELS  
(Existing levels to be retained where possible. Final levels to be confirmed with project engineer)

**HARD LANDSCAPE KEY:**

-  PROPOSED TARMAC ACCESS ROAD, PARKING & FOOTPATHS
-  PROPOSED RESIN BOUND AGGREGATE FOOTPATHS. COLOUR: GOLDEN
-  PROPOSED PATIO AREAS.  
(Patios to be Tobemore Historic Flag Pavours. Colour: Bracken)
-  PROPOSED CIRCULAR FEATURE PAVING  
(Paving to be Tobemore Tegula Circle. Colour: Charcoal)
-  PROPOSED DUST FOOTPATHS
-  PROPOSED 800mm HIGH RAISED TIMBER BEDS FOR RESIDENTS OWN USE
-  PROPOSED TIMBER PERGOLAS  
(Size and type to be agreed)
-  PROPOSED TIMBER BENCHES  
(Size and type to be agreed)
-  PROPOSED 1.8m HIGH CLOSE BOARDED TIMBER FENCE
-  PROPOSED 1.2 HIGH BALL TOP RAILINGS  
(Type to be agreed)
-  PROPOSED 1.8m HIGH BALL TOP RAILINGS  
(Type to be agreed)

**PLANT SCHEDULE**

ORNAMENTAL TREE PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
LaSS	Liquidambar Slender Silhouette	AS SHOWN	300-350 (h)	ROOTBALLED	--	--
Mg	Magnolia grandiflora Ex Heavy 5	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
PCC	Pyrus calleryana Chanticleer	AS SHOWN	12-14 (g)	ROOTBALLED	--	--
PSB	Prunus Sunset Boulevard	AS SHOWN	12-14 (g)	ROOTBALLED	--	--
PS	Prunus Spire	AS SHOWN	300-350 (h)	ROOTBALLED	--	--
QrF	Quercus robur Fastigiata	AS SHOWN	300-350 (h)	ROOTBALLED	--	--
Zs	zelkova serrata Green Vase	AS SHOWN	12-14 (g)	ROOTBALLED	--	--
PARASOL TREE PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
Ma	Morus alba	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
MULTI-STEM TREE PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
Buj	Betula utilis jacquemontii	AS SHOWN	300-350 (h)	ROOTBALLED	--	--
FRUIT TREE PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
MD	Malus domestica 'Discovery'	AS SHOWN	12-14 (g)	ROOTBALLED	--	--
CLIMBING PLANTS						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Clematis armandii	AS SHOWN	80 - 100 (h)	CON	2-3 L	--
ORNAMENTAL HEDGEROW PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
EDS	Escalonia 'Donard Seedling'	5 lin/m	60 - 80(h)	CON	--	--
PIRR	Ligustrum ovalifolium	5 lin/m	60 - 80(h)	CON	--	--

SHRUBS/PERENNIALS						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
BS	Blechnum spicant	4 sqm	30 - 40 (h)	CON	--	--
BSu	Brachyglottis Sunshine	4 sqm	30 - 40 (h)	CON	--	--
Cf	Cytromium fortunei	4 sqm	30 - 40 (h)	CON	--	--
CsMF	Cornus sanguinea M. Fire	2 sqm	40 - 60 (h)	CON	--	--
CsF	Cornus stolonifera 'Flaviramea'	3 sqm	40 - 60 (h)	CON	--	--
CIA	Choisya ternata Apple Blossom	3 sqm	40 - 60 (h)	CON	--	--
Ctr	Ceanothus thyrsiflorus repens	4 sqm	30 - 40 (h)	CON	--	--
Ed	Erica darleyensis 'Ghost Hills'	4 sqm	30 - 40 (h)	CON	--	--
Ef	Euonymus fortunei 'Eme. Gaiety'	4 sqm	30 - 40 (h)	CON	--	--
Hp	Hydrangea paniculata Bombshell	2 sqm	40 - 60 (h)	CON	--	--
HAG	Hebe 'Autumn Glory'	4 sqm	30 - 40 (h)	CON	--	--
HMS	Hebe Midnight Sky	4 sqm	30 - 40 (h)	CON	--	--
Hr	Hebe rakaiensis	4 sqm	30 - 40 (h)	CON	--	--
LaH	Lavandula angustifolia 'Hidcote'	4 sqm	30 - 40 (h)	CON	--	--
Lf	Leucothoe fontanesia. whitewater	4 sqm	30 - 40 (h)	CON	--	--
Mc	Molinia caerulea 'Heidebraut'	3 sqm	30 - 40 (h)	CON	--	--
Me	Mahonia eur. ganpi. 'Soft caress'	3 sqm	30 - 40 (h)	CON	--	--
PBB	Phormium Bronze Baby	4 sqm	30 - 40 (h)	CON	--	--
PMQ	Phormium Maori Queen	3 sqm	30 - 40 (h)	CON	--	--
RB	Rhododendron bloombox	3 sqm	30 - 40 (h)	CON	--	--
RP	Rhododendron 'Pleasant White'	3 sqm	30 - 40 (h)	CON	--	--
Ro	Rosmarinus officinalis	4 sqm	30 - 40 (h)	CON	--	--
Sh	Sarcococca hookeriana digna	3 sqm	30-40 (h)	CON	--	--
Sop	Salvia officinalis purpurascens	5 sqm	30-40 (h)	CON	--	--

NATIVE BULB PLANTING						
ABBRV	SPECIES & PERCENTAGE IN MIX	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Anemone nemorosa (20%)	20 per sqm	-	BULB	--	156
	Eranthis hyemalis (10%)		-	BULB	--	78
	gallanthoides nivalis (20%)		-	BULB	--	156
	hyacinthoides non-scripta (20%)		-	BULB	--	156
	Narcissus pseudonarciss. (20%)		-	BULB	--	156
	Viola riviniana (10%)		-	BULB	--	78

**Notes:**  
 All planting stock shall be to BS3936:1992 - Nursery Stock - Part 1. Refer to specification & management plan for planting & aftercare details.  
 Proposed ornamental trees to be set a minimum of 1m back from carriageway  
 Proposed native trees within open ground to be planted with mowing guards.  
 This drawing was produced at 1:250 @ A1 and is a colour drawing. Do not rely on reduced or monochrome copies

TDA  
THE GRANARY  
NEWLAND FAWR FARM  
LLANGAN  
CF35 5DN  
TEL: 01446 789367



Environment • Landscape • Design

---

CLIENT: **CASTLEOAK**

DRAWING NUMBER: TDA.2368.01	SCALE: 1:250 @ A1
DRAWN: RHC/AMP	DATE: FEB 2018



PROJECT: **PROPOSED CARE HOME, SHINFIELD**

DRAWING TITLE: **DETAILED LANDSCAPE PROPOSALS**

This page is intentionally left blank



This page is intentionally left blank

Shinfield Parish Council – Planning observations  
12 April 2018

<b>180289</b>	<b>8 Wellington Court, Spencers Wood, RG7 1BN</b>
Proposal	Householder application for the proposed erection of two storey side extension, single storey rear extension to dwelling, plus changes to fenestration.
Planning Officer	Stefan Fludger Comments by 25 April 2018
Comment	This application can only be deemed acceptable if sufficient additional parking is provided to meet the standards required within the borough's parking standards. The external appearance should be in keeping with the existing street scene, and is balanced in appearance. The Parish Council requests that sufficient root protection be provided for the neighbouring mature trees.
<b>180813</b>	<b>8 Sussex Lane, Spencers Wood, RG7 1BY</b>
Proposal	Householder application for the proposed erection of first floor rear extension to dwelling, erection of pitched roof over existing single storey, raising of eaves height plus changes on the fenestration.
Planning Officer	Senjuti Manna Comments by 25 April 2018
Comment	Shinfield Parish Council objects to this application on the basis of overdevelopment of the site.
<b>180757</b>	<b>Specialist Housing Site (South), Local Centre West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH</b>
Proposal	Reserved matters application for the erection of a 68-bed care home building (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
Planning Officer	Chris Howard Comments by 26 April 2018
Comment	Shinfield Parish Council requests that a pedestrian route through to the medical centre be incorporated into the site. The parish council requests some additional features to break up the visual impact of elevation F. The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180758), so that there is a degree of visual integration between the two sites.
<b>180758</b>	<b>Specialist Housing Site (South), 1 Local Centre Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH</b>
Proposal	Reserved matters application for the erection of a building comprising 80 no. extra care units (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.
Planning Officer	Chris Howard Comments by 26 April 2018
Comment	Shinfield Parish Council is concerned about the visual impact on the street scene of a four storey structure, which is located close to the edge of the site boundary. It is currently unclear what the appearance of the building on the other side of the main road will be, as the design has not yet been determined. A building of this size and height will not be in keeping with the local area. The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180757), so that there is a degree of visual integration between the two sites. The Parish Council requests that the application be deferred, until further design information is available for the buildings along the opposite side of the main road.
<b>173747</b>	<b>218 Hyde End Road, Spencers Wood, RG7 1DG</b>
Proposal	Householder application for the proposed erection of two storey rear extension to dwelling
Planning Officer	Rosie Rogers Comments by 02 May 2018
Comment	No comment
<b>180879</b>	<b>20 Appletree Lane, Reading RG7 1EF</b>

Proposal Householder application for the proposed erection of single storey side/front extension following the demolition of existing garage plus part single, part two storey rear extension to dwelling

Planning Officer Charenjit Braich Comments by 02 May 2018

Comment No comment

---

**180587**  
Proposal **53a Hyde End Lane, Spencers Wood, RG7 1EP**  
Householder application for the proposed erection of part single, part two storey rear extension to dwelling.

Planning Officer Rosie Rogers Comments by 3 May 2018

No comment

---

Proposal **40 Wilsford Close, Shinfield, RG6 4BP**  
Householder application for the proposed erection of single storey rear extension to form conservatory.

Planning Officer Fiona Sullivan Comments by 9 May 2018

No comment

---

**180978**  
Proposal **16 Priors Gardens, Spencers Wood, RG7 1WS**  
Householder application for the proposed erection of a summerhouse

Planning Officer Nuno Fernandes Comments by 10 May 2018

Shinfield Parish Council requests that standard hours of working be added as a condition, to reduce the noise impact on neighbouring dwellings

---

# Agenda Item 9.

Application Number	Expiry Date	Parish	Ward
170994	14/06/2018	Wargrave	Remenham, Wargrave and Ruscombe;

<b>Applicant</b>	Paul Woods
<b>Site Address</b>	Police House, School Hill, Wargrave, RG10 8DY
<b>Proposal</b>	Full application for the proposed erection of 2no new dwellings to west of site.
<b>Type</b>	Full
<b>PS Category</b>	1
<b>Officer</b>	Kayleigh Mansfield
<b>Reason for determination by committee</b>	Listed by Councillor Jon Halsall

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 13 June 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>The application site is in a Modest Development Location in the defined settlement boundary of Wargrave. The proposed development is for the erection of 2 no.3 bedroom semi-detached dwellings on land currently used as a residential garden.</p> <p>The proposal has been revised to help address concerns raised by Wokingham Borough Council Consultees. The scale and detailing of the dwellings have been reduced from that originally submitted and altered to address concerns of their impact upon residential amenity and upon the street scene.</p> <p>As a result of these changes, the proposed dwellings would not appear cramped, overbearing or otherwise out of character with the street scene in which they relate. The proposal is also considered to have an acceptable impact on the amenity of the occupiers of the neighbouring dwellings. It is considered that sufficient parking will be accommodated within the application site and no detrimental highway safety implications will arise. Areas of soft landscaping and adequate garden sizes and internal spaces would be incorporated.</p> <p>The proposed development is considered to be acceptable in all aspects and compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.</p>

<b>PLANNING STATUS</b>
<ul style="list-style-type: none"> <li>• Modest development location</li> <li>• Wind turbine safeguarding zone</li> <li>• Groundwater protection zone</li> <li>• Contaminated land consultation zone</li> </ul>

<b>RECOMMENDATION</b>
<p><b>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</b></p>

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

### **Conditions**

#### **1. Timescale**

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. Approved details**

This permission is in respect of the submitted application plans and drawings numbered 18102.01, 18102.02, 18102.03 and 18102.04 received by the local planning authority on 15th March 2018. 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. External materials**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3.*

#### **4. Garage to be retained as such**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

*Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience.*

*Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.*

#### **5. Parking to be provided**

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space 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 & CP6 and Managing Development Delivery Local Plan policy CC07.*

**6. Prior to the commencement of construction works relating to the application hereby approved, the car parking spaces shown for The Police House on plan ref 18102.01 shall be provided in accordance with the approved plans. The vehicle parking space 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 & CP6 and Managing Development Delivery Local Plan policy CC07.*

7. Access surfacing

No building shall be occupied 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.*

8. Access to be provided

No building shall be occupied until the access 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.*

9. Access to be widened

Dropped kerb widening the proposed dwellings shall not be occupied until the vehicular access from the highway to the existing dwelling has been increased to a width of 7.5 metres (this work will need separate authorisation by the Borough's highway section – see informative below).

*Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

10. Gates

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 gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

*Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.*

11. Protection of trees

a) No development or other operation shall commence on site

until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) 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 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.*

## 12. Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

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

## 13. Sustainable drainage

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

*Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal*

*Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

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

*Reason: To safeguard the character of the area and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 Local Plan policy TB21*

15. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted and shall be permanently so-retained, and shall remain fixed closed at all times.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.*

16. The roof light windows in the rear elevation roof slope serving bedrooms 2 and 3 of the proposed dwellings shall have a sill height of not less than 1.7 metres above the finished internal 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.*

17. Details of boundary walls and fences etc

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.*

**Informatives:**

1. 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.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see -

<http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

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: addressing concerns relating to highway safety and neighbour amenity.

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.

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
180477	Application for a certificate of lawfulness for the proposed construction of access and hard-standing.	APPROVED 17/04/2018
173392	Full application for the proposed erection of a two storey single dwelling, associated access, parking and landscaping following demolition of existing double garage; changes to fenestration on the rear elevation of existing dwelling plus access and parking for the existing dwelling.	WITHDRAWN 31/01/2108

<b>SUMMARY INFORMATION</b>
<p><b>For Residential</b>            Site Area: 0.056 hectares            Existing units: 0            Proposed units: 2            Existing density : 0            Proposed density: 35/per ha            Number of affordable units proposed: 0            Previous land use: Rear private garden            Existing parking spaces: 0            Proposed parking spaces: 6</p>

<b>CONSULTATION RESPONSES</b>	
WBC Drainage	No objections – subject to conditions
WBC Highways	No objections – subject to conditions
WBC Tree & Landscape	No objections – subject to conditions
WBC Conservation & Design	No objections
WBC Environmental Health	No comments received

<b>REPRESENTATIONS</b>
<p><b>Parish Council:</b> Wargrave</p> <ul style="list-style-type: none"> <li>• The intensification of traffic movements in close proximity to a busy road junction would impact upon highway safety.</li> <li>• The increased density represents an overdevelopment of the existing plot.</li> </ul>

**Local Members:** John Halsall

- The intensification of traffic movements in close proximity to a busy road
- Junction would impact upon highway safety.
- increased density represents an overdevelopment of the existing plot

**Neighbours:** 27 neighbour objections were received in total. 22 comments related to the revised scheme and 15 to the original scheme

- Overdevelopment
- Out of keeping
- Impact on Highway safety
- Impact on traffic in the area
- Impact on school parking
- Impact on neighbours
- Out of character

#### **APPLICANTS POINTS**

- The application provides parking to Wokingham Borough Council standards for both the proposed and existing dwellings.
- Issues of overlooking and separation distances have been overcome.
- All consultee objections have been addressed by the submission of amended plans.

#### **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>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>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC10</b>	Sustainable Drainage
	<b>TB01</b>	Development within the Green Belt
	<b>TB06</b>	Development of private residential gardens
	<b>TB26</b>	Non-Designated Heritage Assets
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

#### **PLANNING ISSUES**

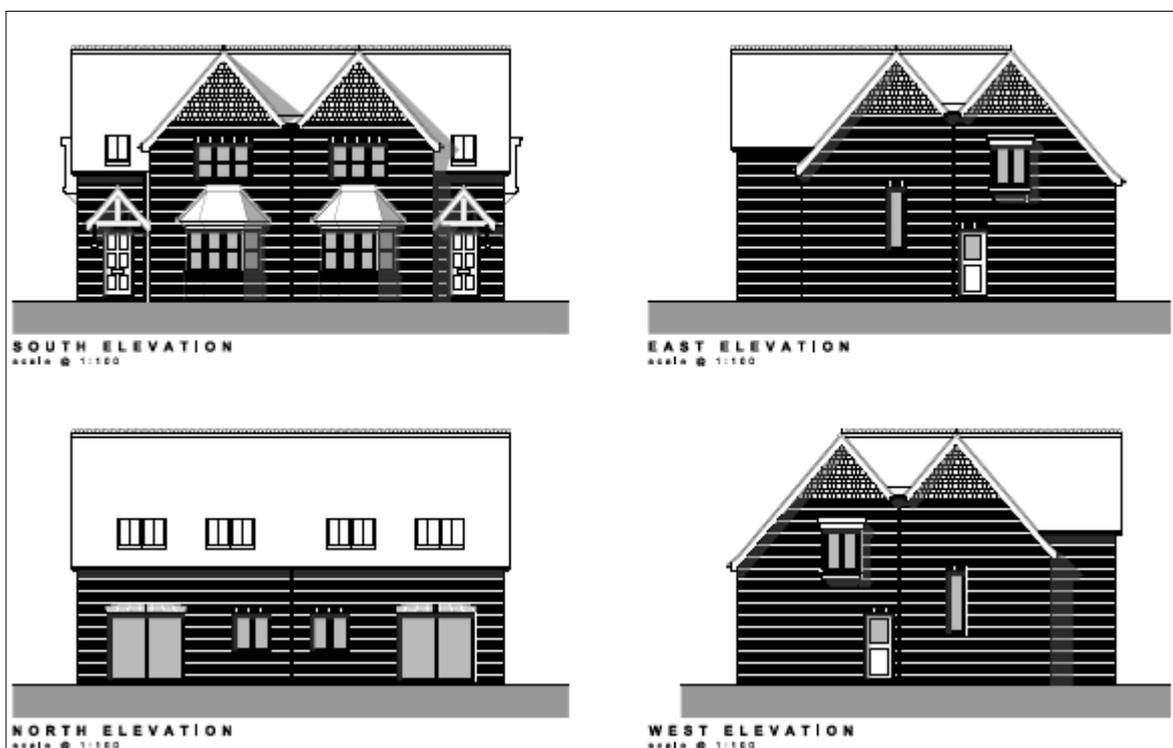
**Description of Development:**

1. The proposed development seeks to demolish the existing detached garage adjacent to 2 Braybrooke Road and erect two semi-detached 2 storey dwellings. The proposed dwellings will be orientated so that they front onto Braybrooke Road and will align with the existing dwellings on the street scene, re-enforcing the linear development that characterises Braybrooke Road.

2. Parking spaces will be laid out against the two shared boundaries, in a tandem arrangement separated by the proposed dwellings. Each dwelling is afforded a detached single garage located against the two shared east and west shared boundaries. Residential parking in the area comprises of a mix of informal on-street spaces and driveways to the sides and front of the dwellings.

3. The proposed dwellings have been designed to utilise design characteristics of the existing properties. The pitch roof gable ended form of the proposed dwellings and their general proportions match the existing houses in the locality. The proposed garage structures are in line with the garage arrangements of 2-10 Braybrooke Road. Overall the proposal combines traditional architectural form, relating well to the existing dwellings in the area whilst reflecting an architectural style of the present day.

4. The proposed dwellings will be 8.0 metres in height and will be a metre higher than 2 Braybrooke Road. The dwellings provide three bedrooms each, with the master bedrooms being located in the projecting front gables and additional bedrooms located in the rear roof slope, as with Police House. The side elevations include side pedestrian access into the breakfast/family area with a single light window serving the stairway. A first floor oriel window is also included within the side elevations, which is to be obscure glazed.



5. The proposal includes the removal of frontage hedgerow abutting the pedestrian footpath. It is considered that sufficient areas of soft landscaping will be incorporate to

the front of the site to satisfactorily tie the proposed development into the existing street scene.



### **Amended Plans:**

6. The application for two new dwellings was originally submitted to the Council in March 2017. However revised plans, subject to consultee comments were registered in March 2018.

### Highways:

7. Highways have requested each dwelling, including police house, is to be afforded three parking spaces. This has been achieved for the proposed dwellings through the submission of revised drawings. Each proposed dwelling has two parking spaces and an additional space is provided within the garage accommodation. Police House has been provided three parking space and access taken from Bay Brooke Road by approved application reference: 180447. The Highways engineer confirms he now has **no objection** to the proposal subject to conditions 4, 5, 6, 7, 8 and 9

### Trees and Landscaping:

8. The proposed dwellings have been reduced in size, scale and massing and now provide additional planting to the front and rear of the application site. Reducing the loss of the frontage hedgerow and softening the relationship with Crossways rear garden area. The Landscape Officer provides **no objection** to the proposal further to amendments – subject to conditions 10 and 11.

### Conservation:

9. The principle elevations of the proposed dwellings have been redesigned to represent the adjacent elevation of the Police House with steep gable end features, window head detailing, and the inclusion of ground floor bay windows; providing a more sympathetic design approach in line with the traditional character of Police House. Further to amendments the Conservation and Design Office has **no objection** to the current proposal.

### Design and Layout:

10. The originally proposed plans intended to develop a three storey dwelling in line with other dwellings on the opposite side of the Baybroke Road. Notwithstanding the existing three storey dwellings, officers advised three storeys to be inappropriate in this particular

location given its overbearing impact on 2 Baybroke Road. The proposal is now for two 2 storey dwellings. Additional concerns were raised with the direct overlooking opportunities into the rear garden of Crossways, resulting in limited to no space to undertake rear gardens activities with any degree of privacy. The applicant has therefore reduced the rear elevations to a single storey with bedroom accommodation within the roof space – A similar arrangement to that of Police House. This is an accepted approach considered to address the aforementioned unneighbourly relationship

**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 (MDD) 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. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a modest development location, the proposal is acceptable in principle.

**Description of the Site:**

7. The application site is located to the North of Braybrooke Road and to the East of the host dwelling 'Police House'. The application site has served as a rear garden to the Police House which has formed part of this locality for in excess of 100 years.

8. The Police House is a two storey, three bedroom detached property. The property addresses School Road but is orientated on the plot in diagonal arrangement. It presently benefits from a large rear garden area with a number of trees and hedges along the boundary. The most notable tree is a large fir which is sited centrally in the rear garden area.

9. Views out of the garden to the west show the rear gardens, detached garages and side elevations of 2-10 Braybrooke Road. The boundary treatment separating the plots to the East is close boarded fencing of an approximate size of 2.0 metres.

10. Views from the garden to the north show a large outbuilding belonging to Crossways with a brick wall of an approximate size of 1.0 metre separating the two plots. Beyond the rear garden of Crossways, a number of rear elevations and extensions can be viewed belonging to dwellings fronting School road (north).

**Character of the Area:**

11. Section 7 of the NPPF seeks to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment' and Policy CP3 states that planning permission will be granted if development is of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design and contributes to a sense of place in the buildings and spaces themselves and

in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping. The supporting text to policy CP3 also sets out that development should be of a high standard of design that can integrate with the character of the area as this is important to achieving sustainable development.

12. Managing Development Delivery Policy TB26 permits appropriate development in residential gardens where development can demonstrate it does not cause harm to the local area. In the case of the proposed scheme, it is considered the two dwellings provide a positive contribution to the character of the area by including complementary elevational details and respecting the existing built form in terms of layout and building lines. The proposal also seeks to include additional landscaping to the frontage boundary assisting the assimilation of the proposed development with the existing.

13. The application site provides adequately sized plots, which do not result in unacceptable tandem development. The proposed dwellings are considered to be of acceptable scale, massing and heights, representative of the local character. The application site is sufficient in size to be able to deliver parking and accesses in accordance with Wokingham Borough standards and private amenity space in line with Wokingham Borough Design guidance.

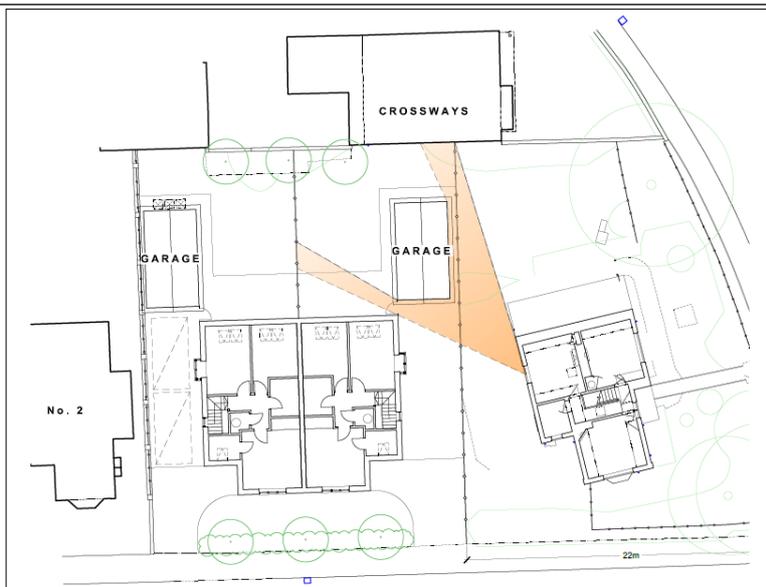
14. Policy R1 of the Wokingham Borough Design Guide requires development to be designed to contribute positively towards and be compatible with the historic or underlying character and quality of the local area. Within the Borough there are some buildings which, whilst not meeting the standards for statutory listing, are nonetheless of considerable local importance to the borough's built heritage.

15. Development proposals affecting a Building of Traditional Local Character, such as Police House should protect the architectural integrity of the building and its setting. Special regard should be given to the historical context. Scale, form, massing and materials together with retaining key architectural features or detailing which contribute to the character of the building and the area are expected.

16. These aspirations are underpinned in the Adopted Management Development Delivery Local Plan Policy TB26: Buildings of Traditional Local Character and Areas of Special Character and paragraph 135 of the National Planning Policy Framework, as supported by the Conservation and Design Officer.

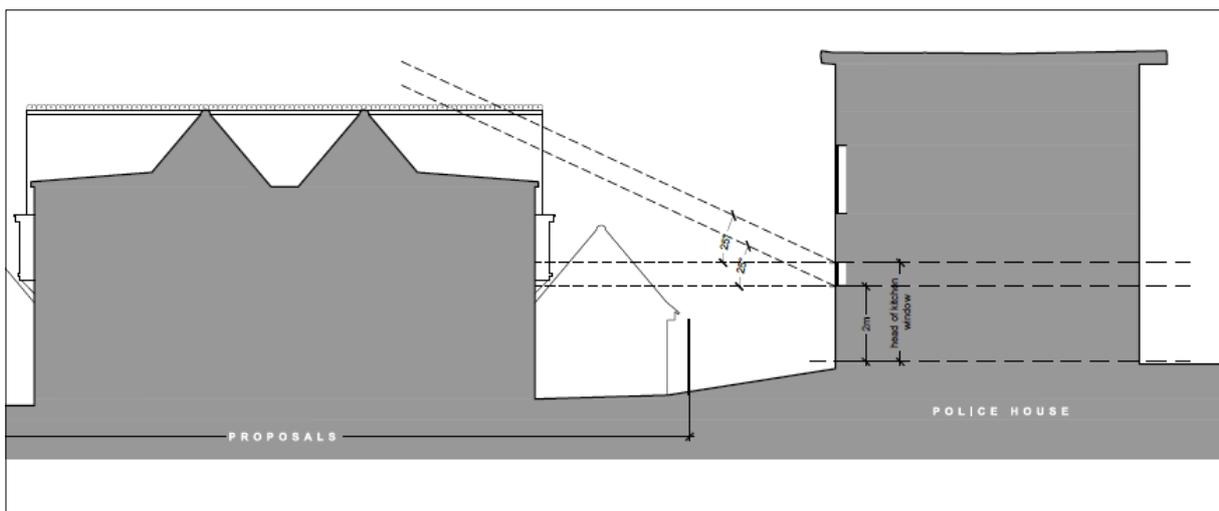
**Residential Amenities:**

17. *Overlooking:* As the proposed roof lights would be set in the roof slope, it is considered the height and angle of the roof light would prohibit any harmful overlooking impact into the rear garden of Crossways. Whilst there is overlooking potential from the habitable window of Police House, the flank windows of the proposed dwellings are obscured glazed therefore removing the overlooking impact. Consideration has been given to the overlooking opportunities from the habitable first floor window at Police House into the rear garden. However these views are considered to be oblique and screened by the proposed detached garage. As can be seen in the below plan:



18. The current rear boundary treatment shared with Crossways is a brick wall, approximately one metre in height. As the proposed treatments are unclear from the submitted plans, condition 16 requires the applicant to provide boundary details before occupation of the proposed dwellings. The application is therefore considered to be acceptable in overlooking terms and doesn't warrant refusal.

19. *Loss of Light:* In accordance with the Borough Design Guide dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. Where development faces the elevation of another dwelling with a window to a habitable room, a 25 degree vertical angle from the centre line of the windows. In the plan below the 25 degree angle is taken from a ground floor window, previously utilised as part of the police cells. As demonstrated the proposed dwellings do not unduly impact on available light into this ground floor window. Therefore officers consider available daylight and sunlight into the habitable first floor side window of police house is not affected.



20. *Overbearing:* The Police House is measured at approximately a metre and a half above the proposed dwellings and the number 2 Braybrooke is measured under a metre lower than the proposed dwellings. The proposed dwellings are therefore considered to

be of an appropriate scale and height, relative to the scale of development on the existing street frontage and surrounding sites.

**Access and Movement:**

21. Each proposed dwelling benefits from a direct access arrangement taken from Braybrooke Road onto two separated driveways. Both dwellings have long driveways, enough room to fit two vehicles plus an additional vehicular space within the garage accommodation. At the request of Highways the garage accommodations are conditioned to be retained for vehicular parking only.

22. Concerns have been raised by residents regarding the impact on local traffic congestion and the proximity of the access arrangements to the junction at School Hill. However the Highways engineer has considered the proposal in full and finds no objection to the development with respect to highway safety or parking. Each dwelling is afforded two vehicular spaces plus an extra space each for visitors. Additionally the application for access and parking for the Police House have also been approved with no objections received from Highways. The application is therefore considered acceptable in Highways terms, owing to its compliance with the Boroughs Highways standards and accordance with the aspirations of the NPPF.

**Landscape and Trees:**

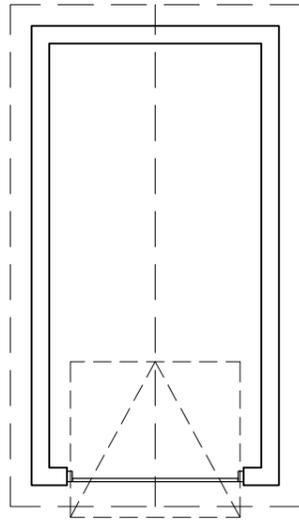
23. Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that 'maintain or enhance the ability of the site to support fauna and flora including protected species'. Policy CC03 of the MDD local plan states that development proposals should demonstrate how they have considered and achieved to protect and retain existing trees, hedges and landscape features.

24. The proposal seeks the removal of a large fir tree sited centrally within the application site and also frontage hedgerow. However further to amendments addressed in point 8. of this report the landscape officer has removed all objections against the proposal.

**CONCLUSION**

The application site is within a Modest Development Location close to local facilities and services and it is considered that the principle of residential development is acceptable in such areas. The design of the proposal will enhance the character and appearance of the area without compromising the traditional character of Police House and reinforces the linear development which characterises the street scene. The development will have an acceptable impact on the amenity of neighbouring dwellings. It is considered that sufficient parking will be accommodated into the scheme and that no detrimental highway safety implications will arise. Sufficient soft landscaping and adequate garden sizes will be incorporated. The proposed development is considered to be acceptable in all aspects, including private garden depths and internal space standards. And is considered compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.

This page is intentionally left blank

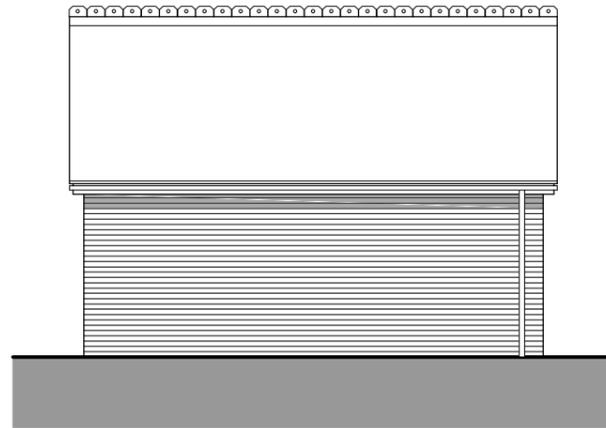


**FLOOR PLAN**  
scale @ 1:100

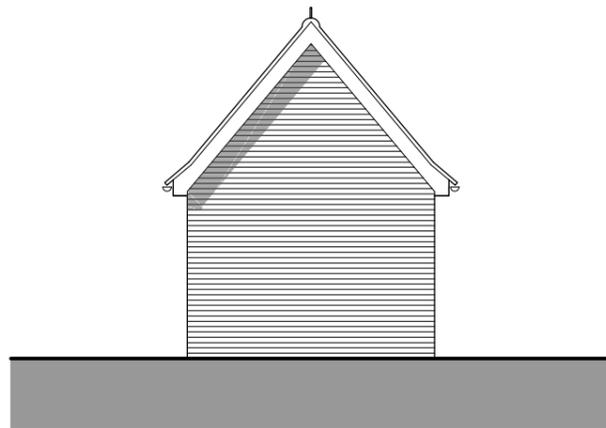
101



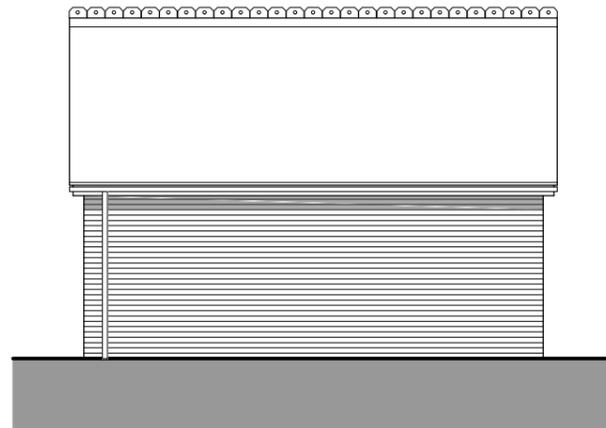
**SOUTH ELEVATION**  
scale @ 1:100



**EAST ELEVATION**  
scale @ 1:100



**NORTH ELEVATION**  
scale @ 1:100

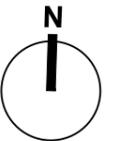
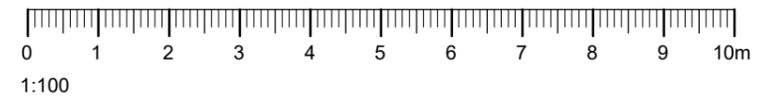


**WEST ELEVATION**  
scale @ 1:100

**PROPOSED MATERIALS**

- Red brickwork walls
- Slate roofing

PRELIMINARY  
06.03.2018



**WOODFIELD BRADY**  
a r c h i t e c t s

Client / Project  
Mr Paul Woods

Project Address  
Land to east of No. 2  
Braybrooke Road  
Wargrave  
RG10 8DT

**2no New Dwellings**

Drawing Title

**PROPOSED GARAGE FLOOR PLAN & ELEVATIONS**

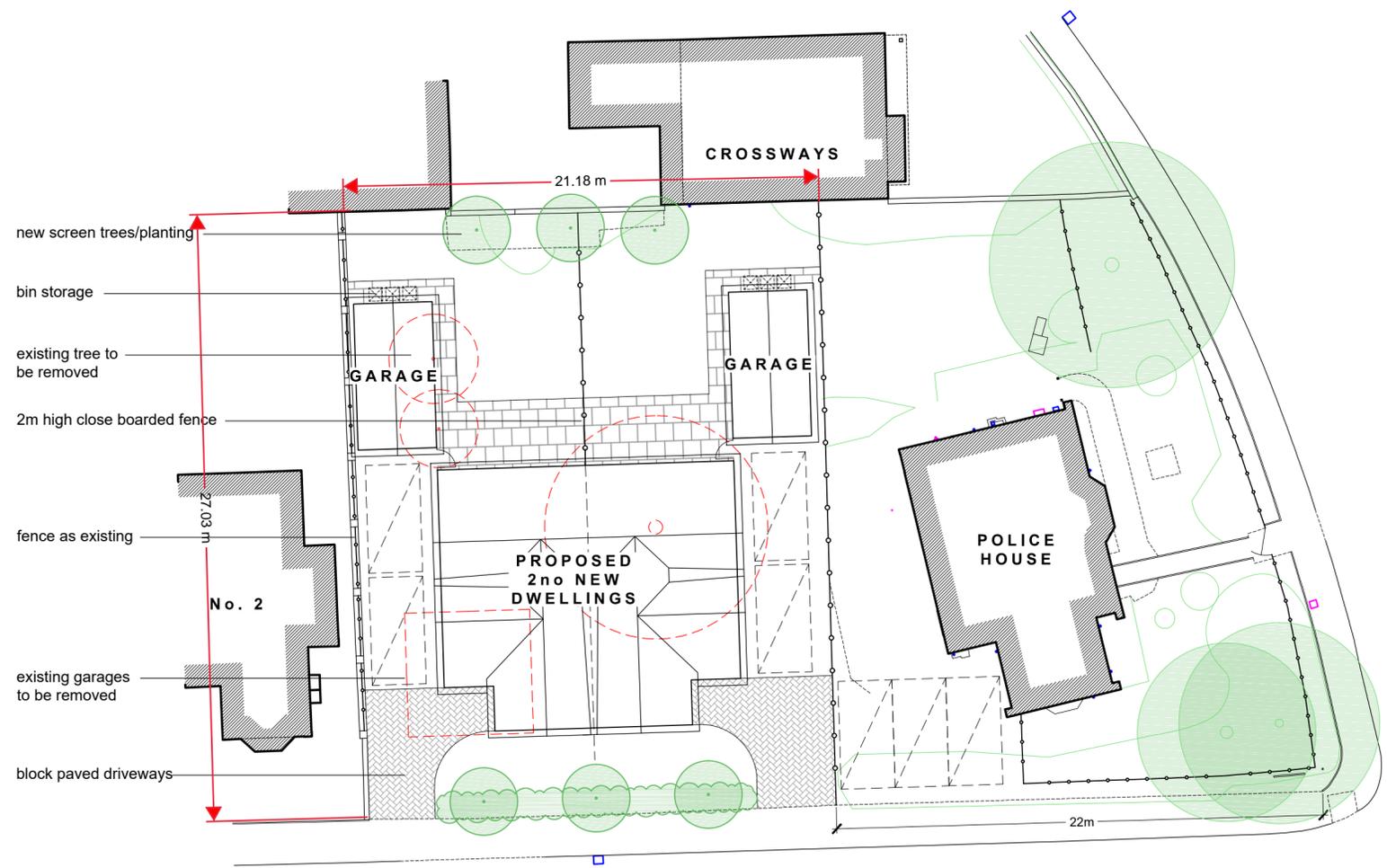
Date	Drawn	Scale / Page	Drawing ref.	Rev.
MAR '18	JDC	1:100 @ A3	<b>18102.04</b>	©

arlington house . curridge . west berkshire . rg18 9ef  
t 01635 247 100 f 01635 247 070 e mail@woodfieldbrady.co.uk www.woodfieldbrady.co.uk

All dimensions to be checked on site prior to construction. Do not scale except for planning purposes. Any discrepancy between this drawing and other information to be referred to the architects.

Issued for:  
**PLANNING**

This page is intentionally left blank

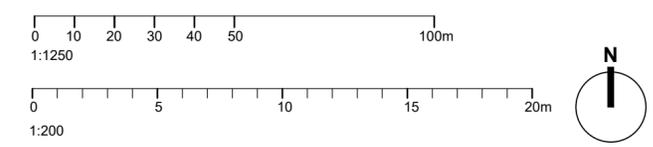


**SITE PLAN**  
scale @ 1:200



**LOCATION PLAN**  
scale @ 1:1250

PRELIMINARY  
20.02.2018



**WOODFIELD BRADY**  
architects

Client / Project  
Mr Paul Woods  
**2no New Dwellings**

Project Address  
Land to east of No. 2  
Braybrooke Road  
Wargrave  
RG10 8DT

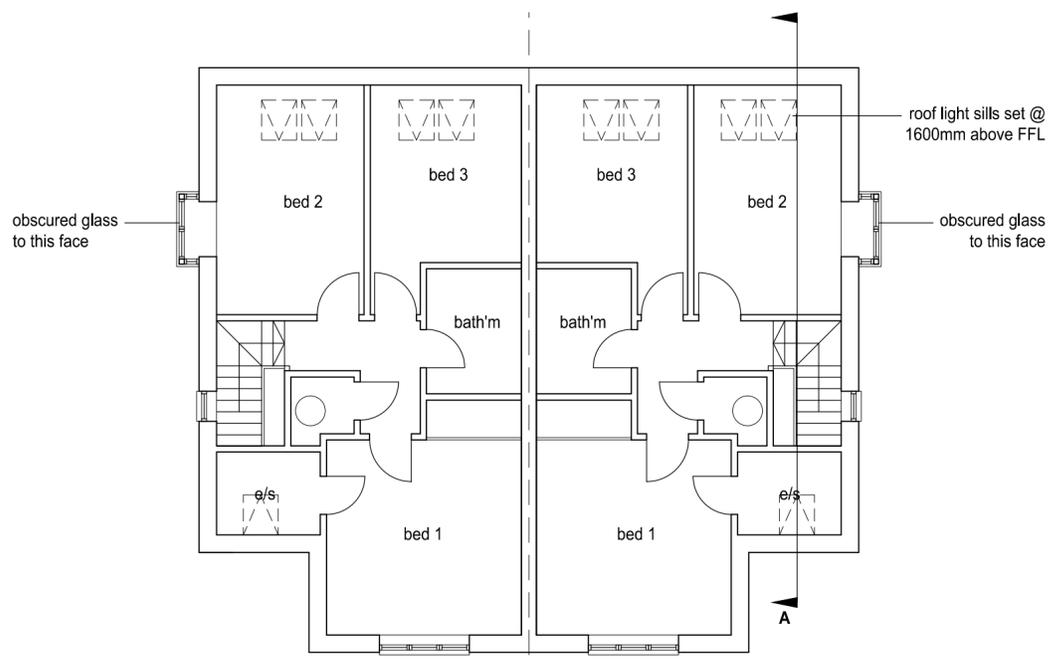
Drawing Title  
**PROPOSED LOCATION & SITE PLANS**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
FEB '18	JDC	1:1250, 1:200 @ A2	<b>18102.01</b>	©

arlington house . curridge . west berkshire . rg18 9ef  
t 01635 247 100 f 01635 247 070 e mail@woodfieldbrady.co.uk www.woodfieldbrady.co.uk

All dimensions to be checked on site prior to construction. Do not scale except for planning purposes. Any discrepancy between this drawing and other information to be referred to the architects. Issued for: **PLANNING**

This page is intentionally left blank



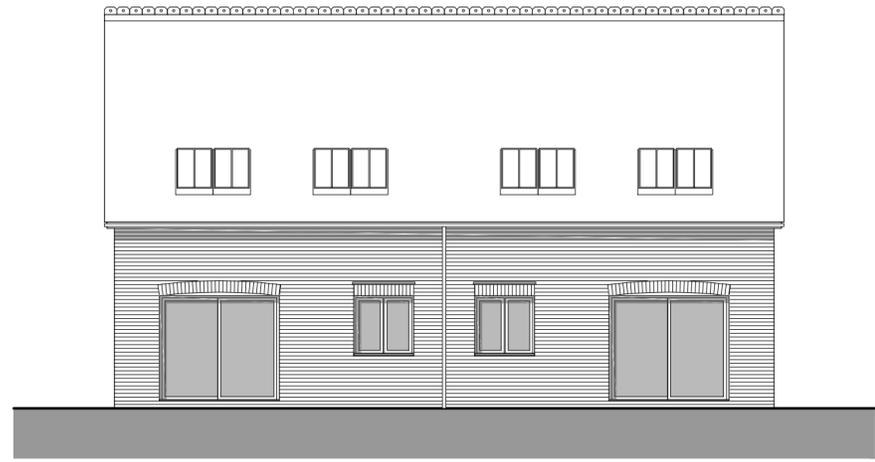
**FIRST FLOOR PLAN**  
scale @ 1:100



**SOUTH ELEVATION**  
scale @ 1:100



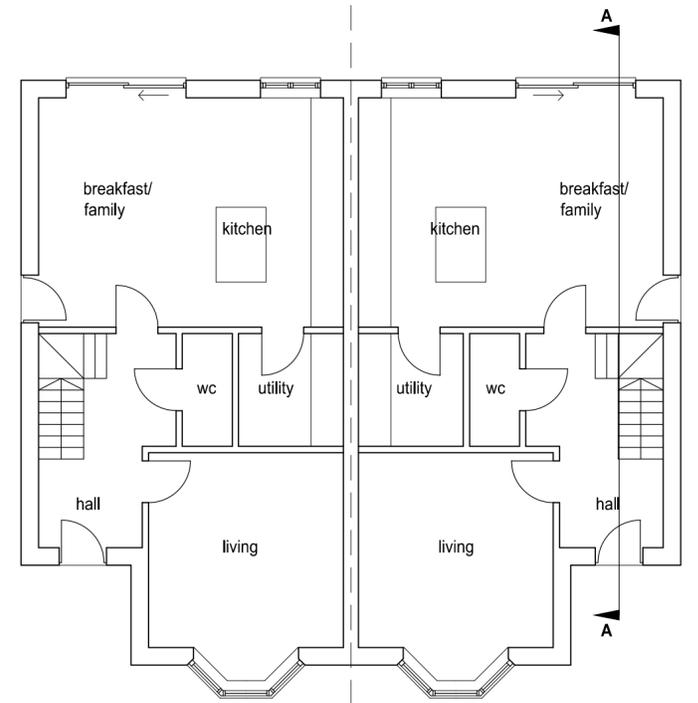
**EAST ELEVATION**  
scale @ 1:100



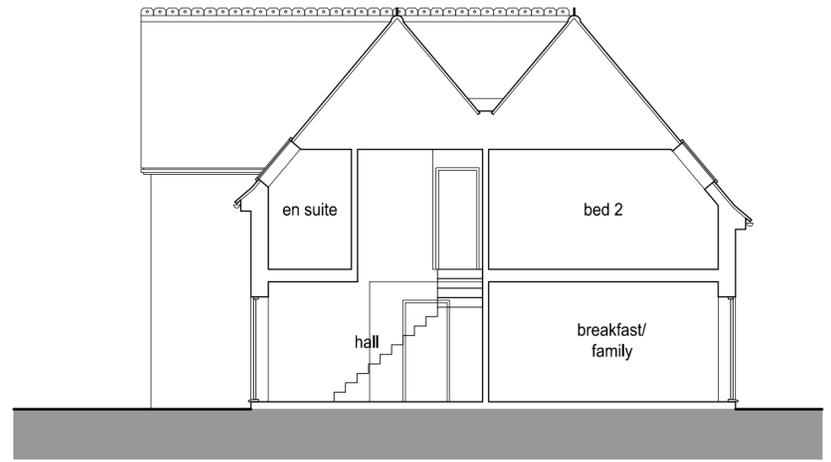
**NORTH ELEVATION**  
scale @ 1:100



**WEST ELEVATION**  
scale @ 1:100



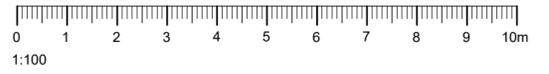
**GROUND FLOOR PLAN**  
scale @ 1:100



**SECTION A - A**  
scale @ 1:100

**PROPOSED MATERIALS**

- Red brickwork walls
- Clay plain tiles to gable features
- Slate roofing
- UPVC doors and windows



**WOODFIELD BRADY**  
architects

Client / Project: Mr Paul Woods  
Project Address: Land to east of No. 2 Braybrooke Road, Wargrave, RG10 8DT

Drawing Title: **PROPOSED FLOOR PLANS, SECTIONS & ELEVATIONS**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
FEB '18	JDC	1:100 @ A2	<b>18102.02</b>	©

arlington house . curridge . west berkshire . rg18 9ef  
t 01635 247 100 f 01635 247 070 e mail@woodfieldbrady.co.uk www.woodfieldbrady.co.uk

All dimensions to be checked on site prior to construction. Do not scale except for planning purposes. Any discrepancy between this drawing and other information to be referred to the architects. **PLANNING**

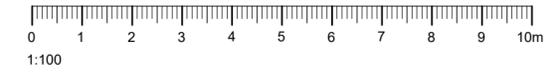
*PRELIMINARY*  
*20.02.2018*

This page is intentionally left blank



**BRAYBROOKE ROAD STREET ELEVATION**  
 scale @ 1:100

PRELIMINARY  
 20.02.2018



**WOODFIELD BRADY**  
 architects

Client / Project  
 Mr Paul Woods

Project Address  
 Land to east of No. 2  
 Braybrooke Road  
 Wargrave  
 RG10 8DT

**2no New Dwellings**

Drawing Title  
**PROPOSED STREET ELEVATION**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
FEB '18	JDC	1:100 @ A2	<b>18102.03</b>	©

arlington house . curridge . west berkshire . rg18 9ef  
 t 01635 247 100 f 01635 247 070 e mail@woodfieldbrady.co.uk www.woodfieldbrady.co.uk

All dimensions to be checked on site prior to construction. Do not scale except for planning purposes.  
 Any discrepancy between this drawing and other information to be referred to the architects.

Issued for:  
**PLANNING**

This page is intentionally left blank

# Agenda Item 10.

Application Number	Expiry Date	Parish	Ward
173726	12/07/2018	Swallowfield	Swallowfield

<b>Applicant</b>	Woodridge Developments
<b>Site Address</b>	Balcombe Nurseries, Basingstoke Road, Swallowfield, RG7 1PY
<b>Proposal</b>	Full application for the proposed erection of 5no dwellings with detached garages; a balancing pond and an ecological enhancement area.
<b>Type</b>	Full
<b>PS Category</b>	6
<b>Officer</b>	Mark Croucher
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 13 June 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>The application proposes the erection of five dwellings on the site with associated landscaping and an ecological enhancement area. The houses will comprise of two pairs of semi-detached dwellings and a detached property. Whilst there are no buildings on the land, parts of the site are previously developed (brownfield) and were historically used as a garden centre.</p> <p>This application follows an extant outline planning permission (ref: O/2014/1944) for the erection of three dwellings on the site. At the time the outline permission was approved, it was considered that the residential proposal would be a preferable development than the established garden centre use because it would be more sympathetic to the character and appearance of the area and would include an ecological enhancement area. The principle of residential development has therefore been established and the assessment falls upon what impact the additional two dwellings would have in relation to the extant outline planning permission.</p> <p>As set out, the proposed development seeks to increase the number of dwellings from the approved outline planning permission from three to five. Whilst this represents a numerical uplift, the footprint of the proposed buildings is marginally smaller than the indicative layout submitted with the outline application. There will be large areas of landscaping and an ecological enhancement area on the site and this remains unchanged from the outline permission. The proposed dwellings would have ample indoor and outdoor space, providing a satisfactory living environment for the future occupiers. Local residents have expressed support for the application and the proposed development would have a satisfactory impact on the amenity of the neighbouring occupiers.</p> <p>There are no objections to the proposal with regard to highway safety; parking; trees; drainage &amp; flooding; ecology and archaeology. The development is considered acceptable in all other aspects subject to the recommended conditions and a legal agreement securing a commuted sum for affordable housing (£214,938.56); an index linked Strategic Access and Management Monitoring payment to offset the impact on the Thames Basins Heaths Special Protection Area (currently calculated at £4,429.10) and</p>

an Ecological Enhancement Management Plan. The application is accordingly recommend for approval for the reasons set out in this report.

#### **PLANNING STATUS**

- Countryside
- Green Route Enhancement Area
- Burghfield Zone C (5 km)

#### **RECOMMENDATION**

APPROVAL, subject the applicant entering into a legal agreement securing a commuted sum of £214,938.56 in lieu of 2 affordable units; an index linked Strategic Access and Management Monitoring to offset the impact on the Thames Basins Heaths Special Protection Area (currently calculated as £4,429.10) and an Ecological Enhancement Management Plan. Also subject to the following recommended conditions:

##### Time limit

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).

##### Approved plans

2. This permission is in respect of the submitted application plans and drawings numbered ref: 2396-15; 2396-16; 2396-17; 2396-18; 2396-19; 2396-20; 2396-21 and 2396-22. 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.

##### Material samples/details

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.

##### Scheme for landscaping

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, boundary treatment, tree pits spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Details of boundary treatment and hard landscaping shall also be included. 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)

#### Tree protection details

5. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

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

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

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or 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

#### Retention of existing trees

6. 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 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)

#### Visibility splays

7. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays. The access 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.

#### Swept path details

8. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of a swept path analysis demonstrating vehicles can manoeuvre safely on site and enter and leave the site in both directions. No building shall be occupied until the access roads have been constructed in accordance with the approved details, 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.

#### Parking spaces

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

#### Cycle parking

10. 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.

#### Access surface

11. No building shall be occupied 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.

#### Dropped kerbs

12. Prior to the occupation of the dwellings hereby approved, details of dropped kerbs and tactile paving to the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agreed shall be fully implemented prior to the first occupation of the dwellings.

Reason: in the interest of pedestrian safety and to encourage walking and sustainable modes of transport.

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

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

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

#### Drainage

14. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with

a 40% allowance for climate change and runoff controlled at Greenfield rates, or better.

- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A drainage strategy plan for the proposed development, including pipe details with invert levels.
- A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

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

#### Archaeology

15. No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a subsequent mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

#### Permitted development rights – windows

16. The first floor side windows in the development 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 avoid overlooking into neighbouring dwellings and a loss of privacy.

#### Permitted development rights - gates

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 gates or barriers shall be erected on the shared vehicular access / driveways hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assist in the integration of the development into character and community of the area. Relevant policy: Core Strategy policies CP1 & CP3, and Wokingham Borough Design Guide Supplementary Planning Document.

### **Informatives**

1. 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 highway safety and residential amenities. 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.
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. 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.
4. 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. 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. The development hereby permitted is liable to pay the Community Infrastructure Levy. 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/>.

6. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
7. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist 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.
8. The approved development is subject to the applicant entering into a legal agreement securing a commuted sum of £214,938.56 in lieu of 2 affordable units; an index linked Strategic Access and Management Monitoring payment to offset the impact on the Thames Basins Heaths Special Protection Area (currently calculated as £4,429.10) and an Ecological Enhancement Management Plan.

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
O/2014/1944	Proposed erection of 3 dwellings with garages and a balancing pond (means of access to be considered)	Approved: 31.10.2016
F/2007/2197	Proposed change of use of land from Garden Centre to Builders Merchant with demolition of existing sales building and erection of new building for builders merchants	Refused: 17.10.2007 Appeal Dismissed 06.04.2009.
F/2005/6160	Change from garden centre to builders yard	Refused 02.06.2006
VAR/2004/1391	Proposed variation of conditions 12 & 16 of consent 40500 to allow a substitute of layout plan	Approved 22.04.2004
VAR/2003/9521	Proposed variation to condition 11 of consent 40500 to amend the schedule of goods sold and areas within the garden centre sales building to include the sale of conservatories & garden buildings	Approved: 12.08.2003
F/2003/9191	Proposed erection of replacement workshop and store building. Demolition of existing building	Withdrawn
F/2003/0044	Proposed erection of replacement workshop and store building plus demolition of existing building	Approved: 22.10.2003
CLE/2002/7744	Application for certificate of lawful existing use of land as garden centre	Approved: 12.02.2003
F/2002/6245	Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping	Refused: 12.06.2002

F/1999/69285	Proposed erection of 3 detached dwellings 2 garages and associated works	Refused: 04.05.1999 Appeal Dismissed: 29.09.1999.
F/1998/68734	Proposed erection of 6 detached dwellings and garages demolition of redundant building	Refused: 09.02.1999 Appeal Dismissed: 29.09.1999.
V/1997/66449	Proposed Relaxation Of Conditions 1 And 3 on Consent 40500 For Extension Of Time For Commencement Of development for further 5 years (condition 1) & removal of condition 3 relating to removal of building	Approved: 25.02.1998
F/1996/63285	Proposed Erection Of 25 Detached Dwellings	Refused: 11.04.1996 Appeal Dismissed 04.03.1997
40500	Redevelopment of garden centre including the construction of garden centre sales building	Approved
37103	Redevelopment of existing garden centre	Approved: 13.03.1991

#### **SUMMARY INFORMATION**

##### **For Residential**

Site Area	2.31 ha
Existing units	0 (3 approved under application ref: O/2014/1944)
Proposed units	5
Existing density – dwellings/hectare	0
Proposed density - dwellings/hectare	2 dwellings per hectare (dph)
Number of affordable units proposed	0 (commuted sum of £214,938.56 in lieu of 2 affordable units)
Previous land use	Garden centre (sui generis) / Nil use.
Proposed Public Open Space	N/A
Existing parking spaces	N/A
Proposed parking spaces	12

#### **CONSULTATION RESPONSES**

Landscape and Trees	No objection but amendments could be incorporated.
Highways	No objection subject to further information.
Environmental Health	No comment.
Ecologist	No objection.
Drainage and Flooding	No objection subject to condition.
Archaeology	No objection subject to condition.
Affordable Housing	No objection subjected to commuted sum secured by legal agreement.

<b>REPRESENTATIONS</b>
<p><b>Town/Parish Council:</b> Support the application but no reasons given.</p> <p><b>Local Members:</b> Cllr Munro – There is a great deal of history to the site and it would be preferable for the application to be determined by the planning committee.</p> <p><b>Neighbours:</b> 6 letters received supporting the application (1 letter is from a director of the Applicant <i>Woodridge Developments</i>)</p> <ul style="list-style-type: none"> <li>• The site already has outline permission of the scale proposed.</li> <li>• Less harmful than the garden centre development.</li> <li>• The site is Brownfield.</li> <li>• The development is consistent with the Swallowfield Village Design Statement.</li> <li>• Water run-off from the site can be addressed.</li> <li>• The rear of the site should be protected for wildlife.</li> <li>• The site is becoming an eyesore.</li> <li>• The design adds to the neighbourhood.</li> <li>• The site has been used unlawfully in the past.</li> <li>• The proposed houses will be elegant.</li> </ul>

<b>APPLICANTS POINTS</b>
<ul style="list-style-type: none"> <li>• The proposal will make affective use of a previously developed site.</li> <li>• The footprint of the buildings are smaller than the indicative plans for the previously approved outline application.</li> <li>• Local residents support the application.</li> <li>• The development will have the benefits of an ecological enhancement area and will be less intrusive than the extant permission for a garden centre.</li> <li>• The development will provide a contribution towards affordable housing.</li> <li>• The proposal for 5 units provides a scale of property more in keeping with the character and appearance of the area.</li> <li>• There will be landscape enhancements.</li> <li>• The development is in a sustainable location with bus routes, shops and schools nearby.</li> </ul>

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area

	<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>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB04</b>	Development in vicinity of AWE
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<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 – Section 4 & 8.
		Swallowfield Village Design Statement
		DCLG – National Internal Space Standards

## PLANNING ISSUES

### Description of Development:

1. Full application for the proposed erection of 5 no dwellings with detached garages; balancing pond; associated landscaping; access drive and an ecological enhancement area. The houses will comprise of two pairs of semi-detached dwellings and a detached property. Whilst the vehicle access to the site is in situ, it will be narrowed to a more appropriate scale for the residential development.

### Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Development Plan. The Managing Development Delivery Local Plan (MDD) 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. Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. Policy CP9 sets out that development

proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. The site is outside of any settlement limits and is within the countryside between Riseley and Swallowfield, which are both defined as limited development locations.

4. Whilst the site is within the countryside, there is an extant outline planning permission for the erection of 3 detached dwellings (ref: O/2014/194) on the land. At the time of this approval it was considered that the residential development would have a preferable impact than an established garden centre use of the site. Whilst the garden centre had ceased operation in the mid-1990s, there was extant planning permission (ref: 40500) for a new garden centre that could be implemented. It was considered at the time of the outline application that the residential scheme would have less impact on the character and appearance of the area due to an overall reduction in built form. Whilst there are no buildings on the site at the present time, in 2014 a sales building was on the land and hard surfacing had been laid over large areas. An ecological enhancement area was also proposed as part of the application and the residential use would result in a significant reduction in traffic movements. The residential proposal was also supported by local residents and the Parish Council.
5. The Local Planning Authority has a very low lapse rate for residential planning permissions (approximately 1%). It is therefore considered that there is a realistic prospect of the extant outline planning permission for the erection of three dwellings being implemented and this represents a credible fall-back position.
6. Whilst it was considered that the garden centre application represented a realistic fall-back position in 2014, there have been several changes in circumstances which indicate this proposal is unlikely to come forward. Since the 2014 application was considered, a garden centre sales building has been removed from the site and there are now no buildings on the land. Since the residential permission was approved, there has been no commercial interest or effort to progress the garden centre application. The site has not been used for any activity related to a garden centre since 1994 and the original 1991 permission is now over 25 years old. Whilst the garden centre application is still technically capable of being implemented, it is very unlikely that this would ever come forward due to the substantial amount of time since the original permission and the lack of any demonstrable commercial interest in the site. Furthermore, as the site now has permission for residential development it is very unlikely that it would now revert from the broad established market of housing construction to a niche market of garden centre development. The garden centre fall-back position is therefore given negligible weight.
7. The consideration of the application therefore mainly falls against the fall-back position of the extant outline planning permission for 3 dwellings on the site and the proposal before the committee has been considered in this context.

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

8. The site is in Wokingham District Landscape Character Area I2 – ‘Risely Farmed Clay Lowland’. The Landscape Character Assessment sets out that the Landscape is of overall moderate quality and in moderate condition.

9. As set out above, the extant permission for 3 dwellings was on balance considered acceptable because it was deemed to have a preferable impact on the character and appearance of the area than the garden centre application. Whilst that permission was outline with the layout, appearance, scale and landscaping to be agreed at the reserved matters stage, indicative plans were submitted showing 3 very large dwellings and an access road. The proposed development for 5 dwellings depicts the buildings having a marginally similar footprint (810 sqm) to the indicative drawings submitted with the 2014 application (834 sqm). The proposal will represent an uplift in the quantum of development by 2 dwellings but these have been created within the footprint of the outline application indicative drawings and therefore the physical mass of the buildings and the areas of soft landscaping on the site would be comparable to the fall-back position.
10. The proposed dwellings are set back from Basingstoke Road and the semi-detached properties have been asymmetrically designed to appear as one large house. The increase of 2 units on the site would result in a greater density of development and an increase in domestic paraphernalia on the land. However, the impact of this on the overall landscape would be limited in comparison to the extant permission.
11. The proposed increase to 5 dwelling would result in a larger access road. The impact of the soft landscaping to the front of the site would however not be impacted. Basingstoke Road is a Green Route Enhancement Area and the landscaping to the front of the site would not be diminished as a result of the increase of dwellings.
12. The proposed houses would be set back from Basingstoke Road and do not strictly follow the linear development along the road frontage. However a neighbouring property called *Uplands* is set back from the road and the location of the proposed houses would not be dissimilar to this dwellings. Furthermore the location of the dwellings is similar to the indicative drawings submitted with the outline application.
13. The design of the properties incorporates traditional features such as pitch roof forms; solid arch detailing above windows; tile hanging; chimneys; timber detailing on the gables and casement windows. The form of the buildings would have a series of projecting and recessed features and this helps to break up the overall mass and scale of the properties. Overall it is considered that the design of the properties is acceptable for the context of the area.
14. Taking the above into consideration, it is not considered that the proposal will result in materially harmful impact over the extant outline permission for 3 dwellings on the site. Therefore, it is considered that the proposal will have an acceptable impact on the character and appearance of the area and the countryside.

**Residential Amenities:**

15. The proposed buildings will be positioned between 6 – 10 metres from the boundaries of the existing properties and this far exceeds the minimum separation distances set out in the Borough Design Guide SPD of 2 metres. Furthermore, the boundaries are defined by trees and planting that will further screen the development from neighbouring houses.
16. The side elevations of plots 1 to 5 face neighbouring boundaries and condition 16 is recommended ensuring first floor side windows are obscurely glazed and top hung.

17. It is considered that the proposed development will have an acceptable impact on the amenity of the neighbouring occupiers with respect to overlooking, overshadowing and overbearing impact.

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

18. The proposed development is for the erection of five dwelling fronting onto a shared driveway/access road. The access to the site was built as part of the garden centre application which has never been implemented and therefore it was designed to accommodate a significantly greater amount of traffic than the proposed residential scheme. Whilst the proposal seeks to narrow the access to a more domestic scale, the location of the access in this location has been established. The increase in vehicle movements from 3 dwellings to 5 would not detrimentally impact highway safety. It is considered that there is satisfactory space for vehicles to manoeuvre on site and leave in a forward gear subject to condition 8.

19. Twelve formal car parking spaces are depicted on the submitted plans and opportunities for informal parking will also be available on the hard surfaced areas. The Highway Engineer has advised that the parking layout is acceptable and details regarding cycle storage are secured by condition 10.

20. With regard to the sustainability of the location, the site is approximately a 1.14km walk to the post office; public house and medical centre along The Street in Swallowfield. There is a primary school (Lambs Lane) approximately 2 km from the site and there is a footpath along Basingstoke Road that links the site to school. A community centre is also located on the opposite side of Swallowfield.

21. Riseley is located to the south of the site. The proposed houses will be approximately 1.18 km walk to the centre where a pub and Community Hall are located. A footpath along Basingstoke Road links the site to Riseley.

22. A bus stop is located along Basingstoke Road and is currently used by two services (no. 7 and 145). The 145 operates one service per week on a Tuesday. The number 7 runs an hourly services from approximately 7am – 7pm Monday – Saturday and 4 services on Sundays. This service runs between Fleet and Reading.

23. The uplift in accommodation on the site from 3 houses to 5 would result in a greater number of occupants. Whilst the site is not a highly sustainable location there are bus services and footpaths in the area which make the houses accessible to local services and facilities. On balance it is not considered that the limited sustainability of the location would warrant a refusal reason on this basis, particularly given that the outline application has been previously approved.

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

24. The application site is in Flood Zone 1 where the risk of flooding from rivers is low and as such all forms of development, including 'more vulnerable' uses, are acceptable. A balancing pond and generous area of porous soft handspring have been designed into the scheme. The Council's Drainage Engineer has considered the application and raised no objection to the proposed development. The proposal

will have an acceptable impact with regard to drainage and flooding subject to the recommended condition 14.

### **Landscape and Trees:**

25. Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that *'maintain or enhance the ability of the site to support fauna and flora including protected species'*. Policy CC03 of the MDD Local Plan states that development proposals should demonstrate how they have considered and achieve to *'protect and retain existing trees, hedges and other landscape features'*.
26. The trees close to the entrance are being retained and these contribute to the character of the area and the Green Route Enhancement Area. Some category U trees located further into the site are being removed but no objection is raised to this as they cannot realistically be retained as living specimens. Condition 4 is recommended to ensure a suitable landscaping scheme that includes replacement trees is incorporated on the site.
27. A garage block located to north of the site will be in the root protection area (RPA) of an Ash and Willow tree but the majority of the RPA to these trees will not be affected and the garage block has been shown to be a no dig construction. An historic building on the site was located in this position and was only removed recently, since the approval of the outline application. The Tree and Landscape Officer has advised that the location of the garage block seems unnecessarily close to the trees. A building has however been historically located in this position and it is not considered that the garage block will detrimentally impact the wellbeing of the trees. A garage block to the south will also be located close to mature trees but it would be outside of all RPAs.
28. The development will incorporate significant areas of soft landscaping and an ecological enhancement area to the west. Overall it is not considered that the uplift in development from the extant permission would diminish opportunities for soft landscaping or detrimentally impact the Green Route Enhancement Area along Basingstoke Road. The proposal will have a comparable impact to the extant outline permission with regard to landscape and trees.

### **Environmental Health:**

29. The Environmental Health Officer has advised that according to historical mapping there is no contamination on or near to the site. Therefore they have confirmed that they have no comment to make on this application. No objection is raised with regard to contamination.

### **Amenity Space for future occupiers:**

30. The semi-detached houses will have rear gardens at least 25 metres deep and the detached property will have a rear garden approximately 50 metres deep. This will comply with the minimum garden depth of 11 metres set out in the Borough Design Guide SPD. The proposed development will provide a suitable level of private amenity space.

### **Internal Space Standards:**

31. The proposed development comprises of 4 no 4 bedroom semi-detached properties and 1 no 6 bedroom detached dwelling. The Nationally Described Space Standard recommends a minimum floor area of 97 sqm for a 4 bedroom property and 123 sqm for a 6 bedroom house. The proposed dwellings will significantly exceed the national minimum requirements. The 4 bedroom houses will have a floor area of approximately 160 sqm and the 6 bedroom property 500 sqm. The proposed dwellings will therefore provide an acceptable standard of accommodation for the future occupiers.

**Ecology:**

32. Policy CP7 of the Core Strategy states that development proposals that may harm habitats or species of principle importance or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), will only be permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance; that no alternative sites that would result in less or no harm is available which will meet the need.

33. The application site comprises a grassland field and previously developed areas. Whilst overgrown, a large amount of scalping have been laid on the site which will be removed. The previously approved application (ref: O/2014/1944) for the election of 3 dwellings included the retention of open space to the west which would be managed for wildlife enhancements. The proposed scheme for 5 units also retains the area to the west as open space and the footprint of the buildings is no greater than previously approved development.

34. WBC's ecologist has advised the following:

*'Since the current proposed overall footprint of the dwellings does not significantly differ from that previously approved, there are no additional concerns regarding impact upon protected species. The ecological enhancements originally suggested should be incorporated into the development (to include native-species planting on the western field, bat roosting opportunities on and around the new buildings, refugia piles and bird boxes [see correspondence from Ecology Officer for 143156, dated 05 February 2015]). Currently, the landscaping scheme includes the note "Area of the site subject to ecological enhancements", indicating that the field to the west is to be retained as open space and enhanced to benefit wildlife.'*

*Further details of the area to be enhanced (including details of the planting mix and ongoing maintenance), as well as the locations of enhancements for birds, bats and reptiles and amphibians will need to be provided although this can be secured via a S106 or a planning obligation.'*

35. The proposed development will incorporate ecological enhancements in accordance policy CP7 of the Core Strategy and TB23 of the MDD Local Plan. An ecological management plan will be secured by a section 106 agreement.

### **Community Infrastructure Levy (CIL), Special Protection Area (SPA) & Affordable Housing:**

36. 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. If the development is approved, a CIL liability notice would be issued.
37. The site is within 5km of the Thames Basin Heaths Special Protection Area. Policy NRM6 of the South East plan requires that proposals mitigate their impact upon the TBHSPA. Avoidance payment towards SANG is classed as infrastructure and therefore is included within the CIL payment. SPA-wide Strategic Access and Management Monitoring (SAMM) is not considered to fall within the definition of infrastructure and therefore is continued to be secured through legal agreements. The application is recommended for approval subject to a legal agreement securing an index linked to the SAMM payment, which is currently calculated as £4,429.10.
38. The application site is over 0.16 ha in area and policy CP5 of the Core Strategy requires the proposal to contribute towards affordable housing. The site is outside of the development limits and therefore a minimum contribution of 40% is required, equating to 2 equivalent affordable units. The Affordable Housing Team has advised that an offsite commuted sum would be acceptable and this has been calculated as £214,938.56.
39. An Affordable Housing Financial Viability Analysis has been submitted with the application. This has been reviewed by an independent consultant. The contents of the viability analysis contains commercially sensitive information and is therefore confidential. Notwithstanding this, the independent consultants conclusions on the submitted information is that there is a sufficient profit margin and surplus to provide the full commuted sum requested.
40. The applicant has agreed to pay the full commuted sum and this approval is subject to the applicant entering into a legal agreement.

### **Archaeology:**

41. The site is within an area of archaeological potential. Berkshire Archaeology have advised the following:

*‘Numerous find spots ranging in date from the Bronze through to Post-Medieval are recorded on the Historic Environment Records within the area. Just over 500m to the west prehistoric worked flint, a Roman finds scatter and medieval pottery sherds have been found. Prehistoric worked flint and undated pottery sherds have been found 300m to the north of the site and there linear cropmarks located c600m to the south west of the site. To the east of the site finds dating to the Bronze Age through to the medieval period are recorded. In addition to this evidence there are two areas identified within the Wokingham Borough Council Plan as being Areas of High Archaeological Potential. One is 200m to the north and the other a little over 400m to the north east.’*

42. There is a potential that archaeological remains may survive within this site and an archaeological evaluation will be required to be carried out: condition 15 is therefore recommended.

**AWE:**

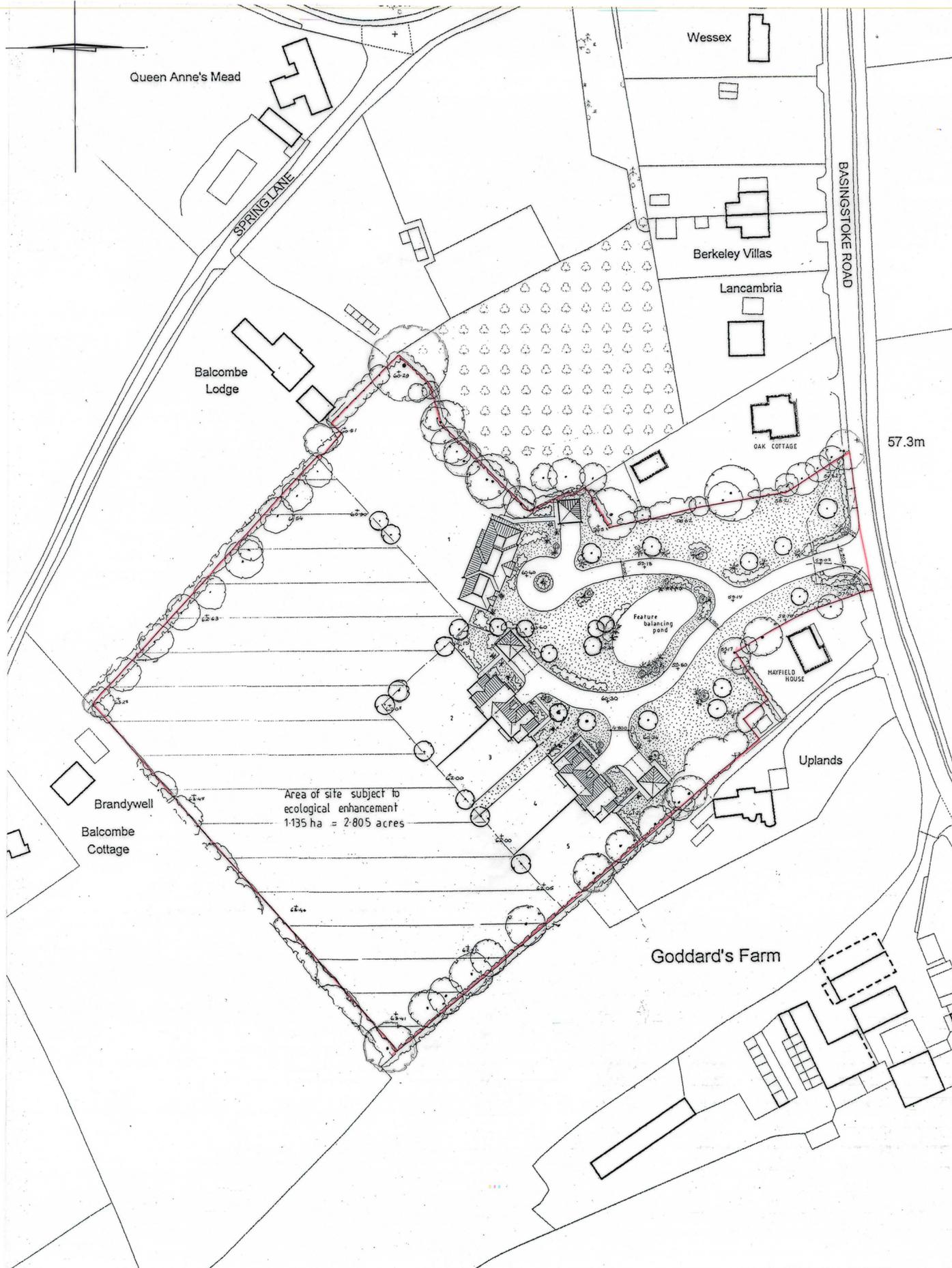
43. The site is within a 5km zone of the Atomic Weapons Establishment (AWE) at Burghfield. Policy TB04 of the MDD Local Plan states that Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield. The proposal fall significantly below the level of 500 new residents set out in the policy that would require additional consultation and consideration.

**CONCLUSION**

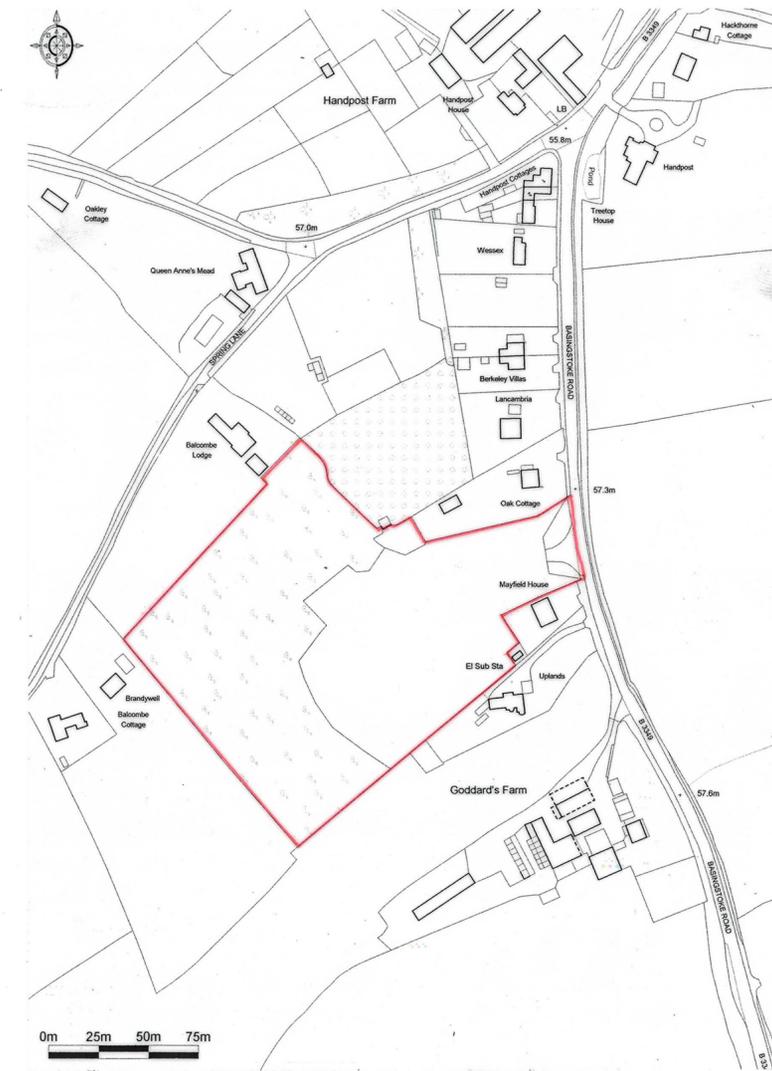
The application follows an extant outline planning permission (ref: O/2014/1944) for the erection of three dwellings on the site. The principle of residential development has therefore been established and the assessment falls upon what impact the additional 2 units would have in relation to the extant outline planning permission.

The proposed development seeks to increase the number dwellings from the extant permission from three to five. Whilst this represents a numerical uplift, the footprint of the proposed buildings is marginally smaller than the indicative layout submitted with the outline application. There will be large areas of landscaping and an ecological enhancement area on the site and this remains unchanged from the outline permission. The proposed dwellings will have ample indoor and outdoor space and will provide a satisfactory living environment for the future occupiers. Local residents have expressed support for the application and the proposed development would have a satisfactory impact on the amenity of the neighbouring occupiers.

There are no objections to the proposal with regard to highway safety; sustainable location; parking; trees; drainage & flooding; ecology and archaeology. The development is acceptable in all other aspects subject to conditions and a legal agreement securing a commuted sum for affordable housing; a SAMM avoidance payment to offset the impact on the Thames Basins Heaths Special Protection Area and an Ecological Enhancement Management Plan. The application is accordingly recommend for approval.



CONTEXT PLAN



LOCATION PLAN 1:2500

TOTAL SITE AREA 2310ha = 5.710 acres  
 DEVELOPED AREA 1.175ha = 2.904 acres

- Plot 1 6 bedroom detached house [gea = 562.42 sq m]
- 2 4 bedroom detached house [gea = 180.62 sq m]
- 3 4 bedroom detached house [gea = 178.72 sq m]
- 4 4 bedroom detached house [gea = 178.72 sq m]
- 5 4 bedroom detached house [gea = 180.62 sq m]

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership LLP



Project Residential development  
 Balcombe Nursery Site  
 Basingstoke Road  
 SWALLOWFIELD  
 Berks

Client  
 Woodridge Development

Drawing  
 CONTEXT and LOCATION PLAN

Scale 1:1000 at A2 Date December 2017



**The Edwards Irish Partnership LLP**  
 Architects & Surveyors  
 Unit 11, Indigo House, Mulberry Business Park, Fishponds Road,  
 Wokingham, Berks RG41 2GY  
 Tel: 0118-989-4403 E-mail: email@edwardsirish.com

Job 2396 Dwg. 22

This page is intentionally left blank

Notes

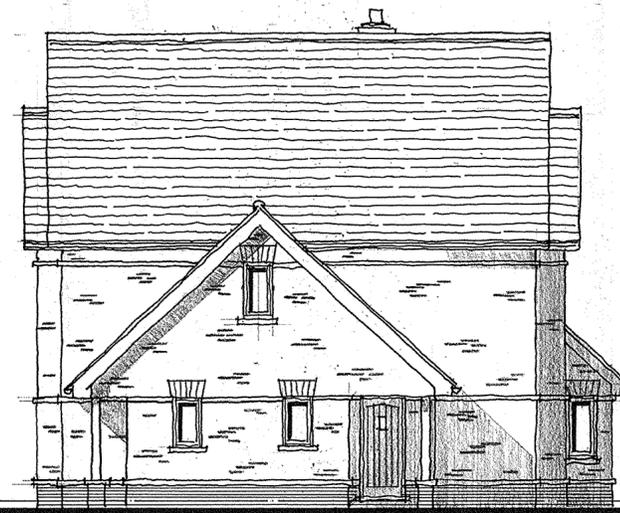
All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership LLP

SCALE

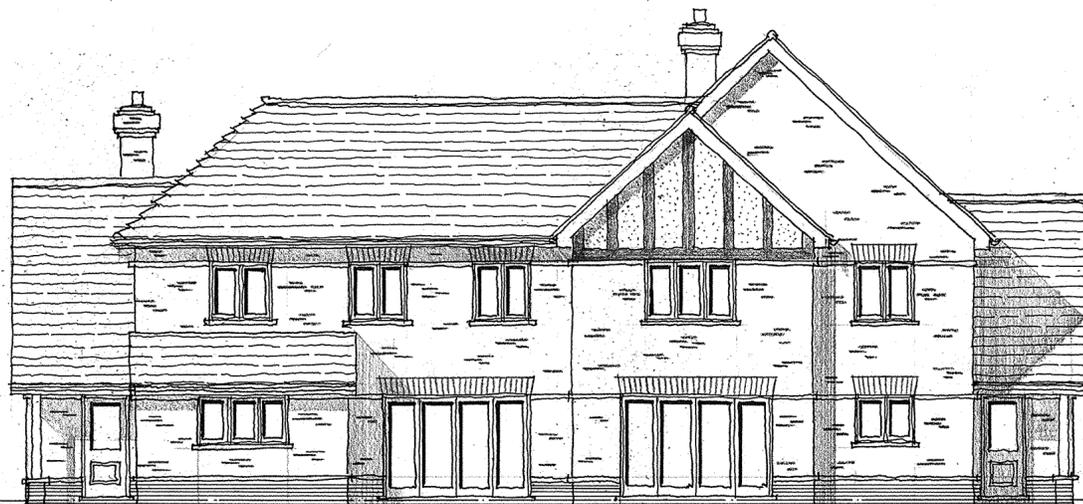


FRONT ELEVATION

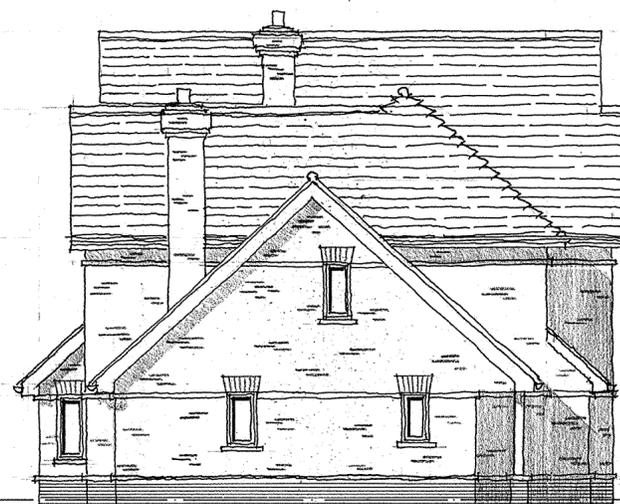


SIDE ELEVATION

129



REAR ELEVATION



SIDE ELEVATION

Project Residential development -  
Balcombe Nursery Site  
Basingstoke Road  
SWALLOWFIELD  
Berks

Client  
Woodridge Development

Drawing  
ELEVATIONS  
PLOTS 4 and 5

Scale 1:100 at A2 Date November 2017



**The Edwards Irish Partnership LLP**  
Architects & Surveyors

Unit 11, Indigo House, Mulberry Business Park, Fishponds Road,  
Wokingham, Berks RG41 2GY

Tel: 0118-989-4403 E-mail: email@edwardsirish.com

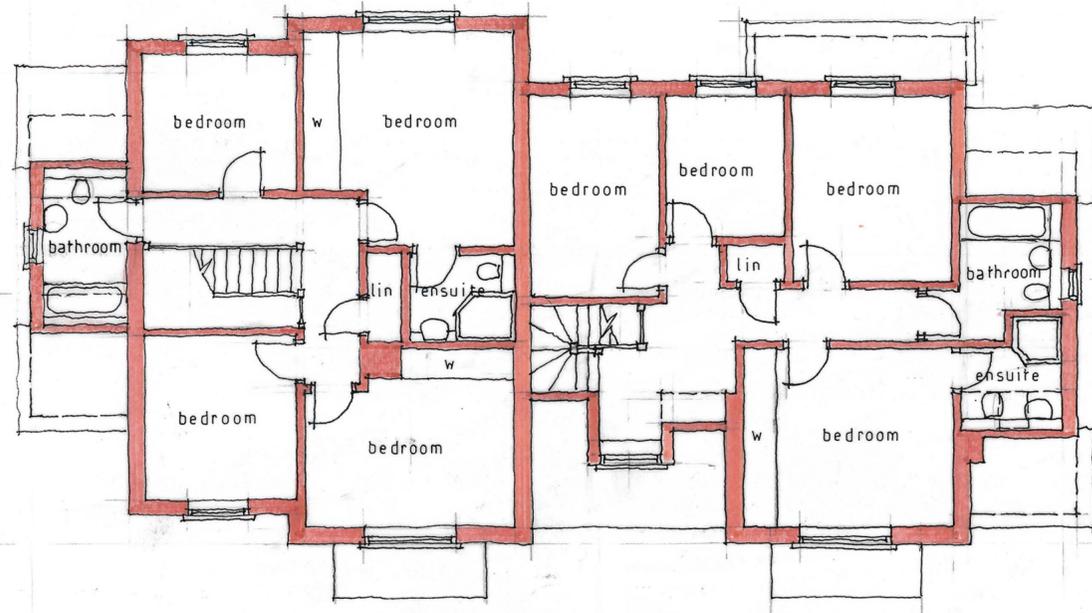
Job 2396 Dwg. 20

This page is intentionally left blank

**Notes**

All dimensions and levels on site are to be checked prior to commencement of work.

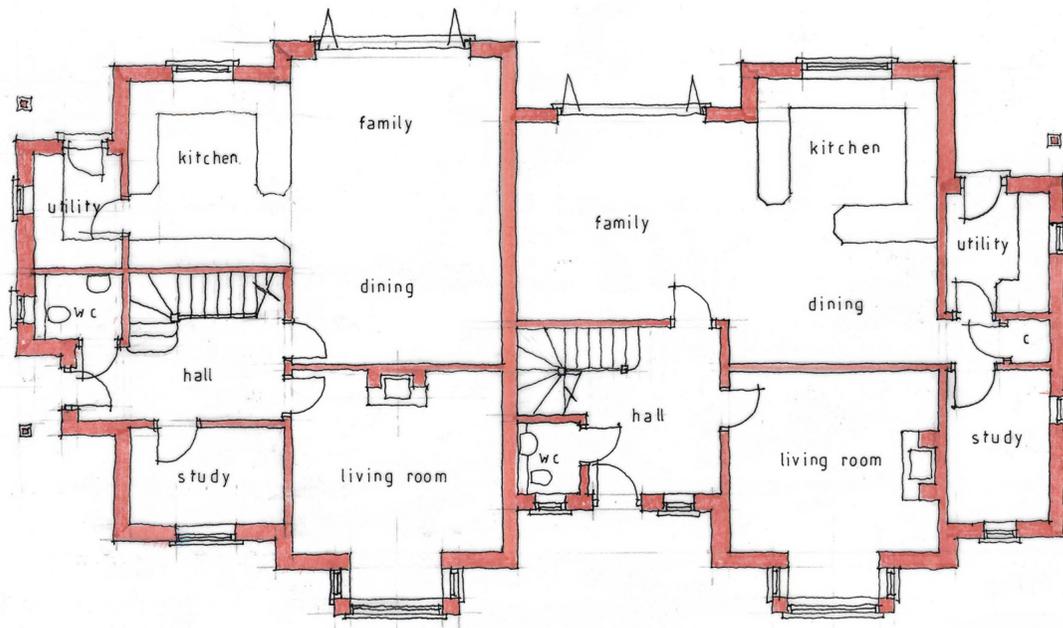
This drawing is the copyright of **The Edwards Irish Partnership LLP**



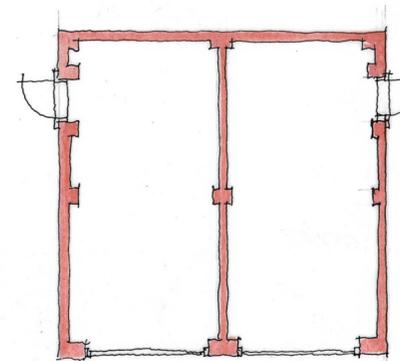
FIRST FLOOR



GARAGE ELEVATIONS



GROUND FLOOR



GARAGE PLAN

Project Residential development  
Balcombe Nursery Site  
Basingstoke Road  
SWALLOWFIELD  
Berks

Client  
Woodridge Developments

Drawing  
FLOOR PLANS and GARAGE  
PLOTS 4 and 5

Scale 1:100 at A2 Date November 2017



**The Edwards Irish Partnership LLP**  
Architects & Surveyors

Unit 11, Indigo House, Mulberry Business Park, Fishponds Road,  
Wokingham, Berks RG41 2GY  
Tel: 0118-989-4403 E-mail: email@edwardsirish.com

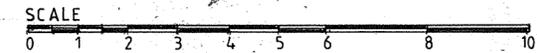
Job 2396 Dwg. 19

This page is intentionally left blank

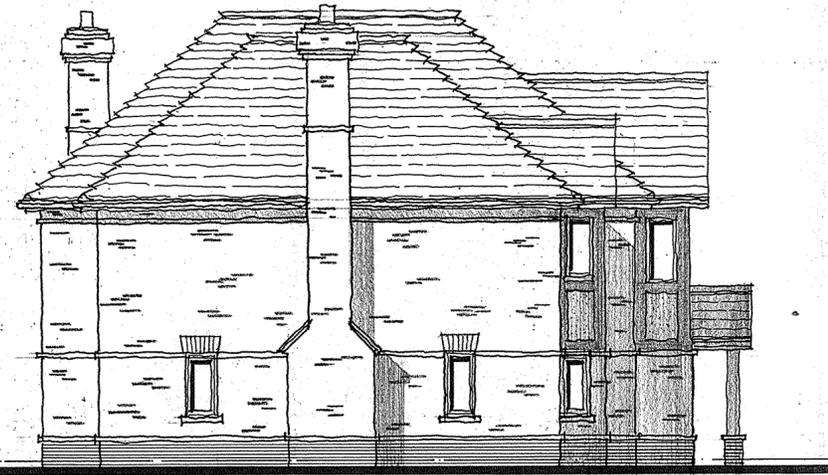
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership LLP



FRONT ELEVATION

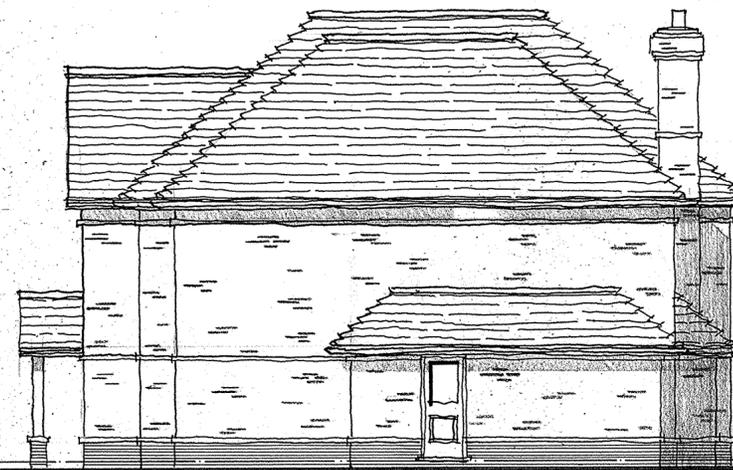


SIDE ELEVATION

133



REAR ELEVATION



SIDE ELEVATION

Project Residential development  
Balcome Nursery Site  
Basingstoke Road  
SWALLOWFIELD  
Berks

Client  
Woodridge Developments

Drawing  
ELEVATIONS  
PLOT 1

Scale 1:100 at A2 Date November 2017



**The Edwards Irish Partnership LLP**  
Architects & Surveyors

Unit 11, Indigo House, Mulberry Business Park, Fishponds Road,  
Wokingham, Berks RG41 2GY  
Tel: 0118-989-4403 E-mail: email@edwardsirish.com

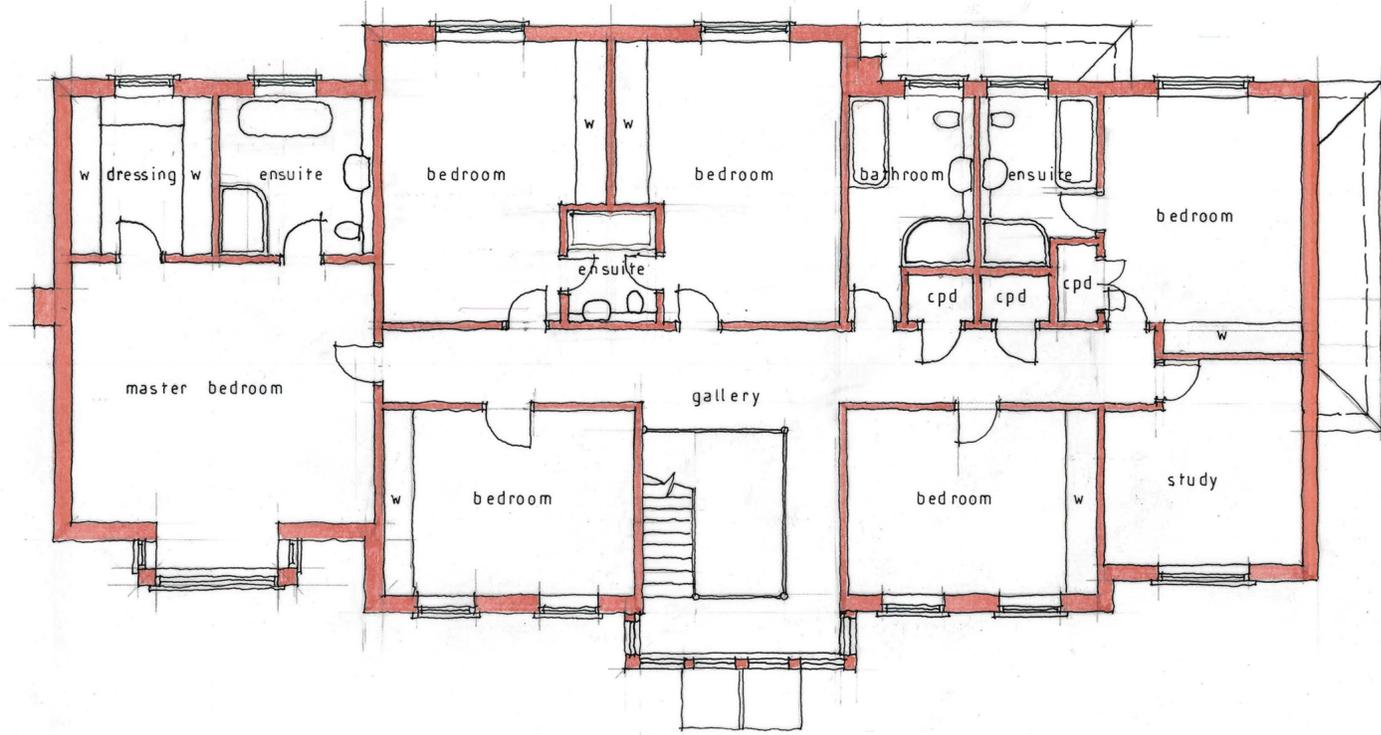
Job 2396 Dwg. 16

This page is intentionally left blank

**Notes**

All dimensions and levels on site are to be checked prior to commencement of work.

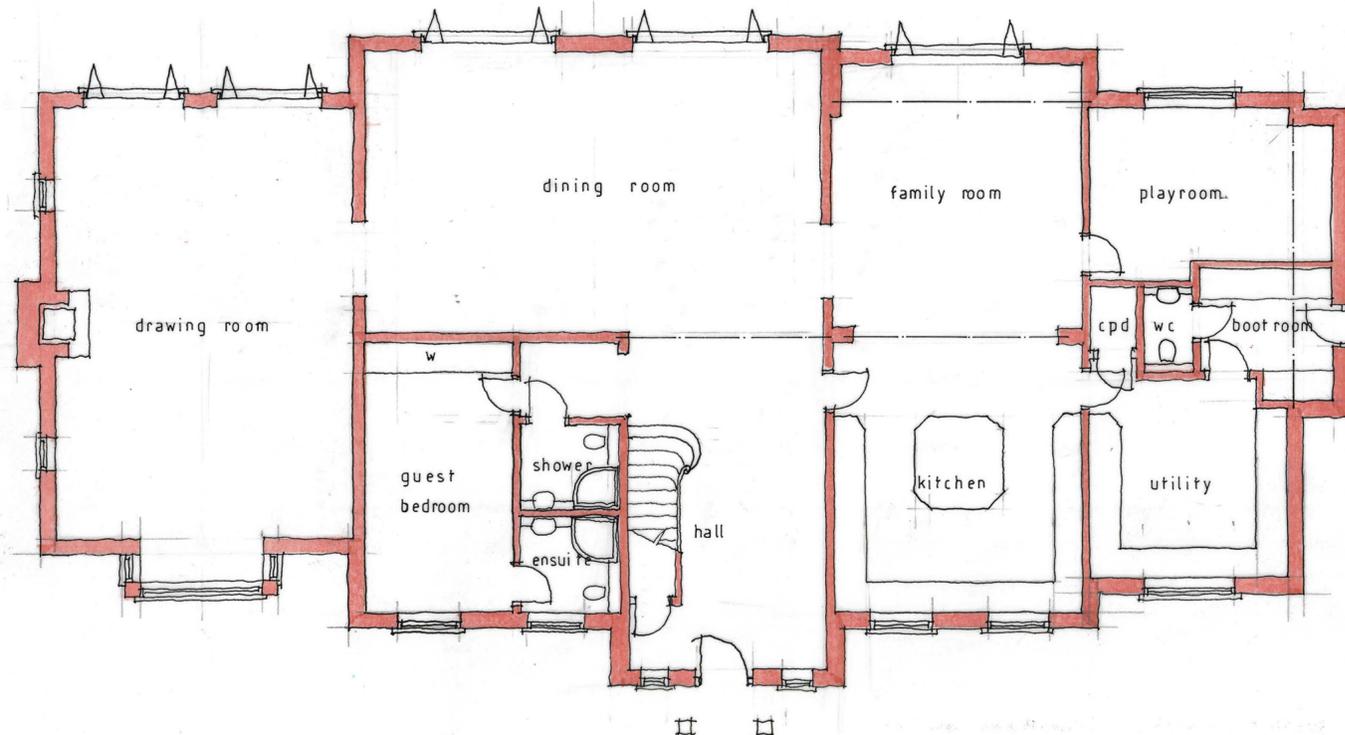
This drawing is the copyright of **The Edwards Irish Partnership LLP**



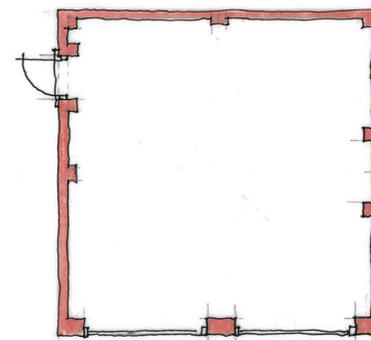
FIRST FLOOR



GARAGE ELEVATIONS



GROUND FLOOR



GARAGE PLAN

Project Residential development  
Balcombe Nursery Site  
Basingstoke Road  
SWALLOWFIELD  
Berks

Client  
Woodridge Developments

Drawing  
FLOOR PLANS and GARAGE  
PLOT 1

Scale 1:100 at A2 Date November 2017



**The Edwards Irish Partnership LLP**  
Architects & Surveyors  
Suite 11, Indigo House, Mulberry Business Park, Fishponds Road,  
Wokingham, Berks RG41 2GY  
Tel: 0118-989-4403 E-mail: email@edwardstrish.com

Job 2396 Dwg. 15

This page is intentionally left blank

Attn: Mark Croucher  
Development Management  
P.O. Box 157  
Shute End  
Wokingham  
Berkshire  
RG40 1WR

14<sup>th</sup> February 2018

Dear Mr Croucher

**Application Number:** 173726 –Balcombe Nurseries, Basingstoke Road, Swallowfield RG7 1PY

**Proposal:** Full application for the proposed erection of 5no dwellings with detached garages and a balancing pond.

Swallowfield Parish Council would like to support this application but would ask that a conditions applied to the outline consent, O/2014/1944, are carried forward to this application.

Regards

Mrs. E. A. Halson

Clerk, Swallowfield Parish Council

This page is intentionally left blank