



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 14 NOVEMBER 2018 AT 7.00 PM**

Heather Thwaites

Heather Thwaites
Acting Chief Executive
Published on 6 November 2018

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WOKINGHAM BOROUGH COUNCIL

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Tim Holton (Chairman)	Chris Bowring (Vice-Chairman)	Carl Doran
John Jarvis	Malcolm Richards	Angus Ross
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
45.		APOLOGIES To receive any apologies for absence.	
46.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 10 October 2018.	5 - 12
47.		DECLARATION OF INTEREST To receive any declaration of interest	
48.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
49.	Shinfield South	APPLICATION NO 182059 LAND TO THE SOUTH OF CUTBUSH LANE, SHINFIELD (ADJACENT TO THAMES VALLEY SCIENCE PARK) Recommendation: Conditional Approval subject to legal agreement and authorisation for the Head of Development Management to refuse planning permission in the event of a S106 agreement not being completed.	13 - 76
50.	Finchampstead South	APPLICATION NO 181422 - HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD Recommendation: Conditional Approval of reserved matters.	77 - 114
51.	Barkham	APPLICATION NO 181982 - PARCEL M, PRINCESS MARINA DRIVE ARBORFIELD Recommendation: Conditional Approval.	115 - 142
52.	Evendons	APPLICATION NO 181694 - LAND OFF BLAGROVE LANE Recommendation: Conditional Approval.	143 - 166

Recommendation: Conditional Approval.**Any other items which the Chairman decides are urgent**

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

GLOSSARY OF TERMS

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

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

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 10 OCTOBER 2018 FROM 7.00 PM TO 10.30 PM**

Committee Members Present

Councillors: Tim Holton (Chairman), Chris Bowring (Vice-Chairman), Carl Doran, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

Councillors Present and Speaking

Councillors: Prue Bray, Philip Houldsworth and Simon Weeks

Councillors Present

Councillors: Imogen Shepherd-DuBey and Clive Jones

Officers Present

Madeleine Shopland, Democratic & Electoral Services Specialist
Connor Corrigan, Lead Specialist, Planning Delivery & Compliance
Chris Easton, Lead Specialist, Transport, Drainage & Compliance
Mary Severin, Borough Solicitor
Justin Turvey, Planning Specialist
Kate Powell, Environmental Health

Case Officers Present

Laura Callan
Nick Chancellor
Katie Herrington
Alex Thwaites

36. APOLOGIES

An apology for absence was submitted from John Jarvis.

37. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 12 September 2018 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

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

38. DECLARATION OF INTEREST

Rachelle Shepherd-DuBey declared a Personal Interest in Item 42 Application 180760 Winnersh Relief Road (Phase 2) on the grounds that she had participated in the redesign but maintained an open mind and would make a decision on the basis of the information received that evening.

39. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no items to be deferred or withdrawn.

40. APPLICATION NO 181951 - LAND AT ARNETT AVENUE AND BARKHAM RIDE, RG40 4EE

Proposal: Full application for the proposed erection of 46 no. dwellings (10 houses, 36 flats) with associated parking and landscaping, following demolition of existing buildings.

Applicant: Wokingham Housing Limited

The Committee received and reviewed a report about this application as set out in agenda pages 13 to 44.

The Committee were advised that the Members' Update included:

- An amendment to the recommendation;
- An amendment to condition 8 to reflect amended working hours;
- Additional condition 27 regarding electric vehicle charging;
- Additional Informative 5 regarding the protection of trees;
- Correction of typographical error in paragraphs 11 and 27.

Roland Cundy, Finchampstead Parish Council, spoke in objection to the application. He stated that the Parish Council welcomed the affordable housing element of the scheme and the development of a Construction Environmental Management Plan. However, they had concerns regarding the potential impact of the demolition and construction on nearby residents. Roland Cundy questioned whether contractors and construction traffic would be able to park on site during the construction to lessen the impact on residents. He went on to ask whether consideration had been given to providing a temporary works access to the site from Barkham Ride.

Arch Thompson, resident, spoke in objection the application. He commented that the existing 2 storey buildings would be replaced by 3 storey buildings and that this would mean that his and other properties would potentially be overlooked and that privacy would be lost. There were no other 3 storey properties in the surrounding area. He believed that an increase in the number and size of windows in the proposed properties compared with the existing properties would exacerbate the issue of overlooking. Mr Thomson also raised concerns regarding excess noise and pressure on the infrastructure and suggested that the hours of construction be reduced further.

Carl Wilcox, resident, spoke in objection the application. He stated that his property backed on to the east block of the site. A proposed property would be 4.75m from the boundary of his property, down from a distance of 12m for the existing property. He felt that this would mean that his property would be overlooked.

Martin Gray, Living Architects, spoke in support of the application. He emphasised that the site would be centred around a new village green which was for the whole community. The height and width of the north and south blocks had been reduced and balconies had been removed from the east side.

Simon Weeks, Ward Member, spoke in support of the application. He stated that the third floor of the 3 storey properties would be built into the roof space so that they would effectively be 2.5 storey properties. He noted that distance requirements had either been met or exceeded across the site. He welcomed the development of a Construction Environmental Management Plan, the proposed infrastructure contribution, the meeting of parking standards and the retention of a number of mature trees. He requested that the Chairman and Ward Members be consulted with regards to condition 16, which related to a Construction Environmental Management Plan.

Members sought clarification regarding the distance between the site and neighbouring properties and the density of the site. The Case Officer commented that standards regarding separation distance, as detailed in the Borough Design Guide, had been met. Whilst there would be some overlooking of several properties, it was believed that this would not create an unacceptable level of harm.

Members questioned whether the provision of a temporary works access to the site from Barkham Ride had been considered. The Lead Specialist, Transport, Drainage & Compliance commented that this was unlikely to be an option. Visibility may be insufficient and the scrubbing of vegetation would be required. In addition an existing full signalised pedestrian crossing would need to be relocated. The Case Officer added that there were a number of high quality trees in the area and it was hoped that these would be retained for the long term.

A Member asked about bus access and was informed that the Number 3 bus went frequently throughout the week and that there were bus stops along Barkham Ride.

A Member questioned whether the building materials from the demolition could be recycled on site. The Lead Specialist, Planning Delivery & Compliance commented that this could be part of the Construction Environmental Management Plan. A Member went on to ask whether there could be a requirement for all vehicles associated with construction to remain on site during construction. The Lead Specialist, Transport, Drainage & Compliance emphasised that this could be difficult to enforce but efforts could be made to work with the applicant to achieve this.

In response to a Member question as to whether the bin area was of a sufficient size, particularly with the likely introduction of food waste collection in the future, the Lead Specialist, Planning Delivery & Compliance indicated that current standards had been met.

Members were pleased to note the level of affordable housing provision.

The Committee agreed that the Chairman and Ward Members should be consulted with regards to condition 16 (Construction Environmental Management Plan).

RESOLVED: That

- 1) application 181951 be approved subject to the completion of satisfactory planning obligations to secure SANG and SAMM contributions and conditions and informatives as set out in agenda pages 14 to 22, amended condition 8, new condition 27 and new informative 5 as set out in the Members' Update;
- 2) the Chairman and Ward Members be consulted with regards to condition 16 (Construction Environmental Management Plan).

41. APPLICATION NO 181658 - PARCEL C2 SECONDARY SCHOOL ACCESS ROAD ARBORFIELD GARRISON

Proposal: Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2).

Applicant: Crest Nicholson Operations Limited C/O Savills

The Committee received and reviewed a report about this application as set out in agenda pages 45 to 84.

The Committee were advised that the Members' Update included:

- Correction of typographical error in the first paragraph of page 46 (report summary);
- Amended condition 2 to reflect the compilation of a list of plans for approval;
- Clarification regarding the updating of the Flood Risk Assessment and Phasing being considered under separate conditions applications.

Stuart Garnett, agent, spoke in support of the application. He highlighted the benefits of the private rental scheme and indicated that there would be a club house on site for use by residents. Parking standards had been met and a safety audit had not identified any issues. He thanked the Parish Councils for their input and engagement.

A Member asked about the provision of affordable housing at the proposed development. The Lead Specialist, Planning Delivery & Compliance explained that there would be an element of off-site provision. The government was seeking the production of different types of housing and the private rental scheme in the proposed location was a good use of space and would help to increase the population around the district centre, increasing its viability.

A Member noted that the site was located near a secondary school and questioned what action would be taken should others use the car park intended for the site. The Lead Specialist, Transport, Drainage & Compliance stated that the car park would be a private scheme and that condition 7 required a Parking Management Plan.

RESOLVED: That application 181658 be approved subject to conditions as set out in agenda pages 47 to 50 and the completion of S106 'Deed of Variation' agreement inclusive of the following Heads of Terms: 'Affordable Housing Provision – 35% provided as a commuted sum for off-site provision (Parcel C2 only)' and amended condition 2 as detailed in the Members' update.

42. APPLICATION NO 180760 - WINNERSH RELIEF ROAD (PHASE 2)

Proposal: Full planning application for the proposed development of relief road, connecting B3030 King Street Lane / Winnersh Relief Road Phase 1 to the A329 Reading Road including two new roundabout junctions on A329 Reading Road, two new minor residential access roads and associated works including traffic signals, crossings, drainage, footways and cycleways (road forms Phase 2 of Winnersh Relief Road and part of the western section of the Northern Distributor Road).

Applicant: Wokingham Borough Council

The Committee were advised that the Members' Update included:

- Clarification regarding consultation dates;
- Amendment to condition 8 Lower Earley Way/Rushey Way/Mill Lane Mitigation.

Paul Fishwick, Winnersh Parish Council, commented on the application. Whilst some of the Parish Council's concerns had been addressed, some still remained. He suggested

that Keep Clear markings be added at King Street Lane and that Keep Clear markings be added at Green Lane, where a toucan crossing was also required. He proposed a raised table crossing at Sandstone Close and commented that this was successfully in place in Lower Earley Way. A raised table crossing at Laburnum Close would also be beneficial. Paul Fishwick went on to state that the proposed new roundabout would potentially act as a barrier to non-motorised traffic and conflict with pedestrians and cyclists. He felt that the two roundabouts and limiting of turning movements for Woodward Close to left in and left out only would not be of benefit to residents or visitors. He suggested a toucan crossing on the southern arm and the relocation of the planned toucan crossing to the west. He also asked about the Air Quality Action Plan.

Rajveer Surdhar, resident, spoke in objection to the application, expressing concern regarding the proximity of the proposed roundabout to 286-290 Reading Road.

Richard Harrison (From Odyssey on behalf of Luff Developments Ltd) spoke in objection to the application. He was of the view that there had been a lack of suitable option testing. He questioned the safety of the proposed roundabout and commented that there would be a lack of visibility and that pedestrians and cyclists would potentially have to cross two lanes which was unsafe.

Ian Haller, on behalf of the applicant, spoke in support of the application. He indicated that some areas of the scheme had been amended following consultation.

Philip Houldsworth, Ward Member, spoke in support of the application. He commented that whilst some residents would be inconvenienced, the growing traffic levels needed to be addressed.

Prue Bray, Ward Member, spoke in support of the application and asked for consideration of the points made by the Parish Council and residents. She suggested that condition 5 be amended so that Ward Members also be consulted with, with regards to the Construction Environmental Management Plan. She also asked that the Construction Liaison Officer liaise with the Ward Members and Parish Council.

Members discussed the proposed amendments from Winnersh Parish Council. The Lead Specialist, Transport, Drainage & Compliance stated that Keep Clear markings could be picked up at the detailed design phase. Raised table crossings were dealt with under the separate Traffic Regulation Order process. However, discussions could be had with the Ward Members and Parish Council on this matter. He also stated that there had been debate around the benefits of roundabouts against traffic signals. Roundabouts were generally freer flowing and Reading Road had higher volumes of traffic at peak hours. The existing proposal was acceptable with regards to traffic requirements. A Member asked about timed traffic lights on roundabouts and was informed that this was not an ideal solution.

The Committee discussed the safety of cyclists and pedestrians.

With regards to air quality, Kate Powell, Environmental Health, stated that it was an air quality management area and there would be additional traffic. Actions would need to be put in place in the Air Quality Action Plan to improve the air quality.

A Member asked what traffic modelling had been carried out with regards to King Street Lane and the impact on the junction. The Lead Specialist, Transport, Drainage &

Compliance commented that various assessments and traffic surveys had been carried out. A Member asked about the existing zebra crossing on Kings Street Lane and was informed that it was not part of the scheme. A safety audit had been undertaken and no concerns had been raised.

The Committee agreed that condition 5 be amended so that the Chairman and Ward Members also be consulted with, with regards to the Construction Environmental Management Plan. Members also felt that an informative that Keep Clear markings be added at Green Lane and King Street Lane, should be added.

RESOLVED: That application 180760 be approved subject to conditions and informatives as set out in agenda pages 86 to 94, amended condition 8 as set out in the Members' Update, amended condition 5 and additional informative.

43. APPLICATION NO 181565 - EMMBROOK SCHOOL, WOKINGHAM, RG41 1JP

Proposal: Full planning application for proposed artificial grass pitch with flood lights.

Applicant: Wokingham Borough Council

The Committee received and reviewed a report regarding the application set out in agenda pages 137 to 162.

The Committee were advised that the Members' Update included:

- Amendment to condition 5 regarding noise management.
- Amendment to paragraph 20 to include the words 'and rugby.'

Kevin Morgan, Wokingham Town Council, spoke in objection to the application. He stated that the hours of operation should be reduced. The site was closer to residential properties than other 3G pitches in the Borough but had proposed longer hours of operation. He went on to state that the noise assessment had not taken spectators, multiple matches being played at the same time, ball catch fences and traffic levels, into account. Guidance stated that the level at which noise was considered annoying was 35db to 40db, a reduction on 50db. Kevin Morgan also expressed concern regarding flooding and indicated that the site was on a flood plain. Run off water from the Matthewsgreen development would also drain into the Emm Brook. Increased traffic as a result of players and spectators travelling to matches and parking on the site was also highlighted.

Bob Millen, resident, spoke in objection to the application on behalf of Emmbrook Residents Association. He stated that the extended hours of operation would have a negative impact on neighbouring properties. He also expressed concern regarding the noise monitoring report which had not included full, competitive games. Bob Millen also commented that the noise management plan was vague and questioned how noise levels would be monitored sufficiently. He felt that there should be conditions about minimising the number of activities.

Paul O'Neill, applicant, spoke in support of the application. He was of the view that the proposal would be of benefit for young people and other members of the local community. Young people's health and wellbeing was important and the proposal would enable the offer of high quality sporting activity. He clarified that the pitch would be used by the school in particular between 7.30am and 5pm.

A Member questioned who would manage the site after 5pm. The Case Officer indicated that it would be managed by an external management company.

The Committee asked about the hours of operation, the impact of noise on residents and how noise levels would be monitored. Kate Powell, Environmental Health, confirmed that noise levels had been compared against 35db and she was satisfied that levels would not be unacceptable. She also commented that complaints tended to be around activities such as altercations and use of offensive language rather than noise levels. With regards to noise monitoring, the Planning Specialist indicated that there was a condition which required a noise monitoring supervisor. They would liaise with Environmental Health and neighbours over any issues and advise any particular teams if complaints had been received about their noise levels.

In response to Member questions regarding spectator numbers, the Case Officer indicated that large numbers of spectators were not anticipated. The Lead Specialist, Transport, Drainage & Compliance commented that the school would be using the site between 7.30am and 5pm and that it was anticipated that the car park could accommodate those parking outside school hours.

In response to Member questions regarding the potential risk of flooding, the Lead Specialist, Transport, Drainage & Compliance commented that a Flooding Risk Assessment had been submitted and reviewed. In addition proposed condition 7 related to drainage matters.

The Committee were of the view that during the evening the site would primarily be used by adults. Rachelle Shepherd-DuBey proposed that activity be restricted to non-competitive matches between the hours of 8pm and 10pm in order to reduce the noise impact on nearby residents.

Angus Ross questioned whether the hours of operation could be reviewed after a year to ascertain the impact on residents after 8pm. The Planning Specialist commented that an hours of operation management plan could be put in place. Angus Ross proposed that condition 3 be amended to require an hours of operation management plan. This was seconded by Malcolm Richards. This was put to the vote and carried.

RESOLVED: That application 181565 be approved subject to conditions and informatives as set out in agenda pages 138 to 140, amended condition 5 as set out in the Members' Update and amended condition 3.

44. APPLICATION NO 182496 - LAND TO THE WEST OF THAMES VALLEY PARK, RG6 1PT

Proposal: Application to vary condition 2 (Approved plans) of planning permission 161596 for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping) in order to alter finished ground levels/ retaining walls, and the layout of parking spaces, bus stop and bus turning area.

Applicant: Wokingham Borough Council

The Committee received and reviewed a report regarding the application set out in agenda pages 163 to 193.

The Committee were advised that the Members' Update included:

- Earley Town Council comments and officer response.

Michael Firmager, Earley Town Council, spoke in objection to the application. The Town Council were of the view that although the proposal may reduce traffic entering Reading Borough, Earley would not be benefited. Michael Firmager commented that the high wall would have a detrimental visual impact on the surrounding area and may also result in unsafe, dark areas in the car park.

The Case Officer emphasised that the wall would not create dark areas within the car park. In response to a Member question regarding enhanced planting and its upkeep Officers indicated that the Council was the landowner.

RESOLVED: That application 182496 be approved subject to conditions and informatives as set out in agenda pages 164 to 171.

Agenda Item 49.

Application Number	Expiry Date	Parish	Ward
182059	EXT	Shinfield	Shinfield South

Applicant	British Museum
Site Address	Land to the South of Cutbush Lane Shinfield RG2 9AA
Proposal	Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80 parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings.
Type	Full/Outline/Hybrid
PS Category	1
Officer	Christopher Howard
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on 14/11/2018
REPORT PREPARED BY	Assistant Director Delivery & Infrastructure

SUMMARY
<p>The application is a hybrid application consisting of three elements. Full planning permission is sought for a 15,628m² building to be used as storage for the British Museum and this element is phase one of the proposal. Outline permission with all matters reserved is sought for phase 2 of the building which would link onto phase 1 if additional storage is required in the future. This would be up to 15,000m². Finally two existing residential units are proposed to be demolished to enable the siting of the facility.</p> <p>The site is located directly south of the Science Park with access to the site through the Science Park and onto the Eastern Relief Road. The purpose of the site will to provide storage for the British Museum archives. The site for the facility was chosen following a national search. The facility is required as the British Museum is required to leave its current storage facility at Blythe House in central London by 2023. The location of the site close to the strategic transport network means that it is well linked to the main British Museum site in London and the rest of the UK and world. It offers ease of access for moving the collection as exhibitions within the main site change. In addition, the close links to Heathrow airport are of a particular advantage as a significant amount of the collection is regularly air freighted around the globe for exhibitions in other countries. The outline element of the proposal allows for future expansion of the site as the collection is expected to continue to grow in the future. . This approach safeguards the collection for future generations and in regard to planning, provides a comprehensive approach to growth of the site as the land will be safeguarded. In regard to this, the implantation period for phase 2 has been extended to twenty years rather than the usual three for the reasons discussed in paragraphs 73-79.</p>

Whilst the site will not be open as a museum in a traditional sense as it will predominantly be used for storage of the British Museum archives, the Museum has committed to allow a degree of public access to the site via pre-arranged appointments. This will be aimed at local schools, interest groups and people wishing to see elements of the collection when this has been pre-arranged. The Museum has committed to offer local schools the chance to visit the site and also offers an outreach programme to local schools which includes the use of virtual exhibitions / visits in classrooms. In addition the siting of the facility here will offer Shinfield and Wokingham residents unprecedented access to items.

The nature of the use of the site, storage, means that the intensity of use of the site will be minimal. The site will provide some employment but this will be limited and compared to a traditional B8 storage unit, the level of employment will be low. As such there is a low frequency of vehicle movements to and from the site for employees. Likewise given the use of the facility, there will be limited for HGV movements in respect of freight. The use will be secured through a S106 agreement.

The application is before the Planning Committee as it is a major development that is recommended for approval. Whilst it is acknowledged that in policy terms, in principle the facility could be contrary to policy CP11 of the Core Strategy (Development in the Countryside), the proposal needs to be considered in regard to the circumstances of the applicant and a planning balance should be made. For the reasons set out in the report it is considered that in this instance the special circumstances associated with the facility together with the identification of an end user and ability to secure the use of the site through a S106, that any harm on the countryside is outweighed by the public benefits to the local area from the type of development. In addition, the applicant has made considerable efforts in respect to the design to minimise the visual impact on the countryside. Significant landscaping is proposed around the site to help screen the building.

The development would not have a significant detrimental impact on the character of the area, countryside and the landscape setting. The isolated location of the site together with the level of use and activities within the facility would not cause significant harm to existing residents. In addition, the proposal would provide for acceptable impacts on ecology and will seek to enhance this, traffic, highway safety and flood risk.

In design terms, given the type of facility proposed and the scale of the building, the proposal is considered to be acceptable and represents good design. Therefore it is recommended that the application is approved subject to conditions outlined below and subject to the s106.

PLANNING STATUS

- Adjacent to Strategic Development Location (SDL) as identified on the Core Strategy (South of the M4 Strategic Development Location SPD)
- Infrastructure Delivery and Contributions SPD
- Within 7km of the Special Protection Area (SPA)
- Mineral consultation zone
- Countryside
- Potentially contaminated land consultation zone
- Gas pipe consultation zone

- Area of archaeological potential
- Listed buildings located to the south 180m Oldhouse Farm and Barn Grade 2

RECOMMENDATION

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

A. Completion of a legal agreement to: secure the use of the site, secure off site landscaping to the south of the site and secure funding for a TRO for stopping up in part Cutbush Lane towards the ERR

B. Conditions and informatives:

Conditions:

Timeframe for implementation

1. The development hereby permitted for phase 1 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. Reserved matters for phase 2 / timetable for implementation

- a) No development shall commence for phase 2 until details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out as approved.
- b) Application for approval of the reserved matters for phase 2 shall be made to the Local Planning Authority not later than 20 years from the date of this permission.

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004) and to ensure there is sufficient scope to expand the facility in line with the speed of growth of the British Museum's Archaeological Research Collection.

Approved details

3. This permission is in respect of the following submitted application plans, documents and drawings received by the Local Planning Authority on 20/07/18.

Plans being finalised to be included on the members update.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

Hours of work

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

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

Materials

5. Prior to the construction above finished floor levels for each phase, samples and details of the materials to be used in the construction of the external surfaces of the building/s and the perimeter fencing for that phase shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall for each phase not be carried out other than in accordance with the so-approved details for each phase.

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

Highways

6. The development shall be carried out in accordance with principles set out in the approved Construction Environmental Management Plan for the British Museum dated 19 October 2018 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Prior to the commencement of development for each phase, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the Local Planning Authority for each phase. The roads and footways shall be constructed in accordance with the approved details for each phase to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation for each phase, 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.

8. The development hereby approved shall not be occupied until the access road between Cutbush Lane and the internal Science Park roundabout that connects to the Shinfield Eastern Relief Road will be constructed in accordance with the plan drawing reference 7052-GA-10 Rev P02 under planning reference 182159 unless otherwise agreed in writing by the Local Planning Authority. Access to and from the British Museum site (including as a construction access for Phase 2) shall be through this link at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. 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.

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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays as shown on the approved plans. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

12. No building shall be occupied until the vehicular access has been surfaced with a 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.

13. No part of the development shall be occupied until the approved travel plan has been implemented. Prior to first use hereby approved shall be implemented. The travel plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Drainage

14. The reserved matters for phase 2 shall include details of surface water drainage works for that sub phase. This shall include an assessment for 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 to be provided to the local planning authority. The sustainable drainage scheme shall include:

- i) 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 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

15. The reserved matters application for phase 2 shall include details of how the sewer pipe running through the centre of the site will be retained/diverted or divested. No development for phase 2 shall take place until the sewer alignment is agreed and approved by the local water authority and the LPA.

Reason: The sewage pipe is required to be relocated and to ensure the infrastructure is suitably located prior to the commencement of development. Relevant policy: Core Strategy policy CP4 MDD DPD policy CC10

16. Prior to first use hereby approved of phase one of the development, a maintenance management plan for the SUDS and who will be responsible for the maintenance, shall be submitted to and approved in writing by the LPA. The ongoing management of the SUDS shall be undertaken in accordance with the approved details

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.

17. Prior to first use hereby approved of phase two of the development, a maintenance management plan for the SuDS and who will be responsible for the maintenance, shall be submitted to and approved in writing by the LPA.

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.

Landscape and trees

18.

- a) No development or other operation for each phase shall commence on site until the tree protection measures approved within the approved Arboricultural Implications Report (July 2018, ref. SJA air 18018-01b) 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 for each phase (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 for each phase 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 for each phase 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

19. The reserved matters application for phase 2 shall include a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the Local

Planning Authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

20. The reserved matters application for phase 2 shall include full details of both hard and soft landscape proposals. 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

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

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

Community engagement:

22. Prior to first use hereby approved of phase 1, a Community Engagement Strategy reflecting the principles set out within the Planning Statement and amplified on pages 14-17 of the approved Design and Access Statement shall be submitted for approval by the Local Planning Authority. For the first ten years of the building's operation the Community Engagement Strategy shall be reviewed every five years following liaison with an advisory group which will comprise representatives of the British Museum and Wokingham Borough Council officers with responsibility for education and cultural matters and submitted to the Local

Planning Authority. The updated Community Engagement Strategy shall include details of visitor numbers for the preceding 5 year period of the strategy. The approved Community Engagement Strategy shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: The community benefits weigh strongly in favour of supporting the proposed development outside of developments limits which otherwise may be considered inappropriate and these need to be delivered. Relevant Planning Policy NPPF

External lighting condition

23. Prior to development above finished floor level for each phase, details of external lighting shall be submitted for approval by the Local Planning Authority. These details shall include lighting contour / LUX plans. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and no further lighting shall be erected / installed without the prior approval of the Local Planning Authority.

Sustainability

24. The development shall be undertaken in accordance with the principles outlined in the approved sustainability statement dated 19th July 2018. The measures shall be installed and operational prior to the occupation of the building.

Reason: The sustainability objectives weigh in favour for supporting the development and to reduce the environmental impact of the facility. Relevant policy CP1 and CP3 of the Core Strategy CC05 and CCO4 of the MDD DPD and the Sustainable Design and Construction SPD

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 182059.

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

4. Work on Highway

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

5. Mud on Road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

6. Highway Adoption

If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

7. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

8. Utilities

Any 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.

9. Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

10. 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.

c) Alternative recommendation

That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed to secure the use of the site together with funding for Traffic Regulation Order and off site landscaping within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee).

Reasons:

In the absence of a legal agreement to secure the end user and as the proposed building is only acceptable in this location due to the special circumstances of the

applicant the development is considered harmful in the countryside setting. This is contrary to the objectives of Policy CP11 of the Core Strategy.

In the absence of a legal agreement to secure funding for a Traffic Regulation Order to stop up part of Cutbush Lane the proposal fails to provide the necessary infrastructure to offset the impact of the development. As such the proposal is contrary to the principles of policies CP1, CP3 and CP6 of the Core Strategy and Infrastructure Delivery and Contributions SPD.

In the absence of a legal agreement to secure additional off site planting to the south of the site, it has not been demonstrated that the proposal would not have and adverse impact on the setting of the adjoining listed buildings at Old House Farm. In addition the screening is required to offset the landscape impacts of the development. This is contrary to the principles of policies CP1 and CP3 of the Core Strategy and policies CC02, CC03, TB21 and TB24.

PLANNING HISTORY

For ease of reference outline planning approvals for the sites are shown in bold font and S73 variations / reserved matters in standard text. There is no specific planning history for the site that relates to the application but the following have been approved for major schemes in the SDL following the adoption of the Core Strategy

Application ref	Description	Outcome
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>Note this in effect becomes the outline consent for the above scheme</i>	Approved 22/10/14
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	Approved 21/07/17

Application ref	Description	Outcome
	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).	
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
180757	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.	Approved 20/06/18
180758	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.	Approved 20/06/18
Science and innovation park		
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
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,	Approved 26/08/15

Application ref	Description	Outcome
	Landscaping, Layout and Scale to be considered.	
162841	Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works	Approved 8/12/18
162818	Reserved Matters application for the car park for phase 1 of the Science Park	Approved 8/12/18
173287	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of building 2 of the gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	Approved 14/02/18
163609	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).	Approved 06/07/18
Eastern Relief Road		
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. – Delivered and open	Appeal approved 03/06/11
Spencers Wood / Three Mile Cross		
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	Approved 24/12/2013

Application ref	Description	Outcome
	including greenhouses sheds stables and garage (214a Hyde End Road). - Approved 24/12/2013	
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). - Note part of the 900 dwellings as referred to under O/2013/0346 -above	Approved 24/12/2013
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 th July 2017
170239	Application for approval of reserved matters following outline approval (O/2013/0346) for a sustainable transport link to serve public transport (buses), emergency vehicles and pedestrian and cycle links.	Approved 7/12/18
Cutbush North, Shinfield		
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
RM/2014/2561	Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 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	Approved 24/06/15

Application ref	Description	Outcome
	Buffer Zone, ground modelling, sustainable drainage and associated infrastructure.	
The Manor, Shinfield		
O/2011/0204	Outline application for demolition of existing buildings and a residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works (means of access to be considered: appearance, landscaping, layout, and scale reserved).	Appeal approved 30/05/12
VAR/2013/0602	Application to vary conditions 1, 9, 14, 15, 29 and to removal of conditions 50 and 53 of Appeal planning consent O/2011/0204.	Approved 17/06/13
RM/2014/2062	Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.	Approved 30/06/17
153435	Reserved Matters application pursuant to planning consent VAR/2013/0602 for development of a sports pavilion and associated vehicle parking, public open space (including a cricket pitch and informal open space), landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.	Approved 26/05/16
Land north of Hyde End Road, Spencers Wood		
161255	Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping	Approved 16/08/17

SUMMARY INFORMATION	
For Commercial	
Site Area	7.12
Previous land use(s)	Agriculture
Proposed floorspace of each use	15,628m ² for the full element, up to 15,000m ² for the outline element
Change in floorspace (+/-)	A net gain of up to 30,628m ²
Number of jobs created/lost	48 in total
Number of residential units to be demolished	2 (contained in one building)
Proposed parking spaces	80 spaces (to serve both phases but will be delivered in phase 1). This figure includes 8 disabled bays. Two spaces are provided for coaches

CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	Objection in respect to gas pipes within the application site <i>Officer note: The applicant has engaged with SGN at the pre application stage and they raised no objections. The engineering drawing provided shows that the facility or construction of it would not impede on the easements of the gas pipes and as such these will not be affected. Safe working practice has been sent on to the applicant.</i>
SEE Power Distribution	No comments received
Thames Water	No comments received
WBC Biodiversity	Further information requested currently under review
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection
WBC Highways	No objection
WBC Tree & Landscape	No objection
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received
Berkshire Archaeology	Further information requested currently under review

REPRESENTATIONS

Town/Parish Council:

Shinfield Parish Council accept the application subject to the following:

1. To protect occupants of nearby dwellings from noise and disturbance no works in respect of the construction of the development shall be undertaken outside the hours of 08:00 - 1800 on Mondays to Fridays (inclusive); outside the hours of 0800 - 1300 on Saturdays; and on Sundays and on public holidays, in accordance with Wokingham Borough Core Strategy Policy CP3. *Officer note: Construction hours will be restricted by condition. The applicant has proactively amended their CEMP from an 07:30 start to 08:00 in order to take these comments on board*
2. The site should be registered with the Considerate Construction Scheme. *Officer Note: This will be determined when a contractor is appointed but the Museum has indicated that this will form part of their selection process for the end contractor.*
3. A construction transport plan should be implemented before work starts on the site to ensure that there is no contractor parking on surrounding

residential roads, nor are deliveries parked up on surrounding roads waiting to deliver.

Officer note: This will be controlled by the Construction Environmental Management Plan (CEMP) which has been submitted and is acceptable. The implementation will be secured by condition 6. In addition the Museum have sought to minimise disruption through including a haul route across land for the Science Park which will prevent direct access to the site from the ERR

4. To protect the environment and the local residents it should be conditioned that no fires be lit on the site for the burning of rubbish, clearing of the site, or any other purpose. All waste and excess materials should be recycled where possible or disposed of through the correct method
Officer note: This will be controlled by the Construction Environmental Management Plan (CEMP) which is secured by condition 6. Disposal of waste is controlled by Environmental Health legislation which the applicant will need to adhere to.
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways and pavements
Officer note: This will be controlled by the Construction Environmental Management Plan (CEMP) which is secured by condition 6.
6. Suitable protection should be implemented for the mature trees around the site to stop them being damaged or removed during the construction or occupation of the site.
Officer note: Trees will be protected by condition 18. The security fencing will be erected on site prior to the commencement of construction of the building so these will be protected for both phases

Local Members: 1 Letter of support from Cllr Norman Jorgensen although requests clarity over the following:

1) Will the building be visible from Early across the M4 Motorway – *Officer note: The Landscape Officer has assessed the impact of the building in regard to the impact on the countryside and raises no objection. In response to this she has provided the following comments to clarify:*

We requested that the planning submission needed to include a Landscape and Visual Impact Assessment (LVIA) as the proposed building will be a large structure in the countryside and therefore the assessment was essential in order to help understand how the building would affect views and the landscape features around the site. We agreed the viewpoint locations with the applicants prior to their submission of the LVIA and this included one view (viewpoint 1) immediately north of the site on the Cutbush Lane motorway overbridge and a further view (viewpoint 21) in Lower Earley from the Chalfont Recreation Ground.

From viewpoint 1 the proposed development would be largely screened by boundary vegetation that lies along the edge of the footpath and bridge embankment. There would be a barely perceptible change of view with the development in place due to the low level topography of the valley floor and strong vegetation adjacent to the footpath. During winter months views of the proposed building will be more extensive as the screening vegetation is deciduous, however the building will only be partially visible and will be seen in the context and foreground of the Thames Valley Science Park. Overall there will be a negligible adverse effect on visual amenity of the proposed building that

would not be significant. This impact will reduce further as the proposed landscape planting around the building matures.

With regard to viewpoint 21, views from the recreation ground are restricted by layers of dense vegetation which obscure views immediately to the south and beyond to the south of the M4. There will be no change in views and no effects on the visual amenity of users of the park in this location.

2) Please ensure views from Cutbush Lane will be interesting and exciting - *Officer note:* The design of the facility is considered appropriate and a significant amount of work has been put into this in response to officer comments at the pre application stage. The design and materials intended for the building is considered appropriate and exceeds that of many buildings that are used for storage facilities elsewhere. The applicant has fully considered the constraints of the site and responded to these. The site has a good frontage presence onto Cutbush Lane with the main entrance facing the lane on the eastern flank and remaining building staggering back from the entrance to the building. The design considerations are outlined below in paragraphs 24-39.

3) Can we condition that there is access to the facility for the community. *Officer note:* The Museum is committed to working with the local community. People will be able to view artefacts via prior appointment. Condition 22 in regards to community engagement is considered reasonable.

Neighbours: 5 letters of objection, 6 letters of support (it would appear that 2 of the letters of support were incorrectly labelled as an objection on the on-line form but the content of the comments support the proposal. As such, these have been included in the number of supporting comments).

In terms of the letters of support the following planning considerations have been raised:

- Community benefits including education, culture
- Employment benefits
- Ecology enhancements
- Location of the facility particularly in respect to the Science Park
- Need for the facility

In regard to the letters of objection/comments, the following planning considerations have been raised:

Highways / Highway safety

Impact on Highways – *Officer Note:* Given the intended use and the ability to secure this through the S106, traffic volumes post construction will be very low. For the construction phase, this will be managed by the CEMP and vehicles will route through the Science Park. The width of Cutbush Lane from the Science Park to the site is adequate for HGV access. Please see report below paragraphs 52-59 for further explanation.

Impact on pedestrian/cycle safety – *Officer note:* As advised above, the level of vehicle movements will be low and should not have a significant impact on cyclists. The British Museum has agreed to provide a footpath between the entrance of the site and the Science Park. This will improve pedestrian safety.

Location of the entrance of the site in respect to Old House Farm – *Officer Note:* The entrance is considered acceptable given the volume of vehicle movements. Vehicle movements to and from Old House Farm are low and the Highways Officer is satisfied with the access point.

Trip generation disputed – *Officer note:* The level of use of the site will be low post construction and the use of the site will be controlled through the S106. The Highways Officer has assessed the Transport Statement and finds no reason to dispute these figures.

Use of the emergency access from the Science Park to the site - *Officer note:* The restriction on this has been lifted through planning approval 182159. The access will be upgraded to a 7.3m width carriageway. The access strategy has been reviewed by the Highways Officer who raises no objections in respect to the width of the road or the suitability of this point of access. Linking it to the Science Park also negates any highway interventions on the ERR that would be necessary should the ERR been chosen for access onto Cutbush Lane. This prevents any disruption which highways works on the ERR would inevitably cause had this access strategy been promoted.

Traffic Regulation Order for closing Cutbush Lane (in part): *Officer note:* The funding for this will be secured through the S106 and the highways officer is satisfied that this can be delivered which will provide betterment for existing residents whos access will be maintained

Proximity to bus stops inadequate – *Officer note:* The highways officer is satisfied with the proximity to the bus stops. Whilst these may be marginally above the 400m catchments as discussed in paragraphs 52-59, the frequency of the bus service to the Science Park as promoted by the South of the M4 Bus Strategy will increase in future years which will help attract people to use this service.

Flooding

Impact on flooding – *Officer note:* The application s accommodated by a Flood Risk Assessment and the Flood Risk Officer is satisfied that the proposal will provide betterment over existing agricultural runoff rates though a SUDS approach for both phases of the development. Please see report below paragraphs 60-64.

Impact on countryside / outside development limits / suitability of site location / impact on character / design

Location of the site and should it be located on the Science Park / loss of countryside – *Officer note:* The use of the Science Park is for knowledge based innovation and this is restricted thought the S106 pursuant to the planning consent for the Science Park. It is not considered that the intended use of the building would fore fill this criteria. Please see report below paragraphs 7-20 where the merits and special circumstances to support the site selected by the British Museum are further discussed.

Loss of agricultural land – *Officer note:* The site has been assessed in terms of the soil which is classified as Grade 3a. On this basis refusal on these grounds cannot be sustained.

Development should be located on a brownfield site – *Officer note:* Given the needs of the applicant for a large and secure site, a suitable brownfield site would be difficult to

identify. Please see report below paragraphs 7-20 where the merits and special circumstances to support the site selected are further discussed.

Outside the development limits outlined in Policy 1 of Shinfield Parish Plan within the countryside as defined by Core Strategy Policy CP11 – *Officer note*: This is acknowledged although it should be highlighted that the Parish accept the application. Please see report below paragraphs 7-20 where the merits and special circumstances to support the site selected are further discussed.

Impact on character / inappropriate design– *Officer note*: Please see report below paragraphs 24-39.

Impact on Archaeology

Impact on archaeology – *Officer note*: Berkshire Archaeology have assessed the application and have requested further information which has been submitted. At the time of writing the report this is under review and the outcome of this will be reported on the Members Update. Please see report below paragraphs 72.

Community and employment

No community / employment benefits for the proposal – *Officer note*: The benefits for the scheme are outlined below in paragraphs 7-20 and the British Museum is keen to engage with the local community and schools. In respect to employment, whilst the number of jobs generated will be low, this helps to support the argument for the end use of the facility in this location. Should a greater level of activity be associated with the site such as traditional storage and distribution (B8), the application could be considered inappropriate due to a greater intensity of use of the site and associated vehicle movements. The proposal will generate 48 jobs so there will be a degree of employment generated which is significantly higher than the existing use of the land as an agricultural field. In addition there will be construction employment associated with the building of the facility.

Impact on Biodiversity

Impact on Biodiversity – *Officer Note*: The application has been considered by the Ecology Officer and further information has been submitted which at the time of writing is under review. The outcome of this will be reported on the Members Update. Please see report below paragraphs 65-66

Loss of existing residential dwellings

Loss of residential dwellings – *Officer note*: Please see report below paragraph 40 where the merits and special circumstances to support the site selected are further discussed.

Other issues

Collaboration between the British Museum and University of Reading is disputed - *Officer note*: The University has strong links with the British Museum through their research activities for their department of archaeology. The proposal when delivered will help strengthen these given the proximity of the site to Whiteknights campus.

What will be stored – *Officer note*: The facility will house historic artefacts to support the operations of the British Museum and preserve these for future generations. The use will be controlled by the S106 agreement.

Stop further development in Shinfield - *Officer note*: Whilst there is significant housing in the SDL, there is other significant development in the three other SDLs within the borough. The intensity of the use of the site would be low which supports the merits of the application. Please see report below paragraphs 7-20 where the merits and special circumstances to support the site selected are further discussed.

Providing a precedent for further development – *Officer note*: Each application needs to be considered on its own merits and through approving this scheme, it does not provide a precedent for further proposals. The special circumstances for the applicant have been considered and as an end user is identified and secured through the S106. Please see report below paragraphs 7-20 where these are discussed.

The University should be prevented from assembling further land in the Borough – *Officer note*: This is not a planning issue and as such, no restrictions can be imposed.

Other representations: 1 letter of objection received from LDA Design on behalf of the University Collage of Estate Management (UCEM) who own the land at Shinfield Grange to the east of the site in respect to two issues summarised as:

1) Failure to accord with the plan-led approach through development of an unallocated site in the countryside, contrary to Policy CP11 of the Core Strategy

Officer Note: In regard to the issues raised with policy CP11, while it is acknowledged that there is conflict, for the reasons discussed in paragraphs 7-20 below, it is considered that special circumstances exist in this instance which can justify support for the scheme. With an end user identified the application is not considered speculative and this end user will be secured through the S106 agreement. As outlined in the UCEM's objection letter, each application needs to be considered on its own merits and the special circumstances associated with the current application are considered to outweigh the harm on the countryside. This therefore does not set a precedent for further development in the countryside.

In respect to the plan led system, notwithstanding the special circumstances that exist outlined in the report, the development is not one that would have been envisaged by the Core Strategy and Managing Development Delivery plan processes. A need for the facility was not known at that time, nor would the principle of need be reflected in economic forecasts.

It should also be emphasised that refusal on prematurity grounds to an emerging local plan is not supported by the NPPF except in strictly defined circumstances. None of these are applicable to progress of the Council's Local Plan Update.

2) Failure to fully consider highway implications or the adverse impact on delivery of the South of the M4 Strategic Development Location, contrary to Policies CP3, CP4, CP6 and CP19 of the Core Strategy

Officer Note: The UCEM have raised concerns that the access strategy for the proposed facility does not take into account the development potential for their site. Whilst this is acknowledged, the Council cannot consider future speculative development under this application. Moreover the link road from the Science Park will not have any impact on the existing access arrangements to Shinfield Grange which can be only be currently accessed from the Eastern Relief Road. Clearly the Council

would not want the University of Reading to prejudice future development on adjacent land and in this regard the University have indicated that in the future should development come forward at the Grange, this would be permitted through their site subject to road maintenance and the works being funded by the UCEM. It is not considered that the proposal in itself has any significant impact on the existing access to the Grange site. Should an application come forward on the Grange land in the future, without prejudice to this, it would need to consider the impacts on existing highways. Access could be dependent on further highway interventions / improvements which would be assessed under any future proposals. As outlined in the report, the facility proposes access through the Science Park following discussions with officers and the approach is considered acceptable. In summary, officers do not see this proposal preventing further development from coming forward and this would in any case need to be assessed under any potential forthcoming application. The access arrangements are further discussed in the report paragraphs 52-59.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance		
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	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		

Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	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
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	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 (SPD)	BDG	Borough Design Guide
	SDC	Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

	SoM4SPD	South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)
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PLANNING ISSUES

Description of Development:

1. The application is a hybrid application consisting of three elements. Full planning permission is sought for a 15,628m² building to be used as storage for the British Museum and this element is phase one of the proposal. Outline permission with all matters reserved is sought for phase 2 of the building which would be constructed if required in the future for additional storage, this would link onto the southern end of phase 1 and would be up to 15,000m². The works would include the demolition of two existing residential units to enable the siting of the facility.

Background to need for facility and intended use:

2. In terms of the background and need for the new facility, the British Museum currently stores its collection in central London at a dedicated storage facility at Blythe House. Due to an asset review, the British Museum are required to relocate all of its archives at Blythe House by 2023. The application follows on from a long site selection process and pre application engagement with officers at Wokingham Borough Council. The artefacts are not only required for different exhibitions at the main British Museum site in London but many of these are air freighted around the world for exhibitions in other countries. Due to excellent strategic links to both Heathrow and London, the site at Shinfield was selected together with strong links to the University of Reading through its research and teaching in archaeology.
3. The primary use of the building for phase 1 would be for storage of artefacts with the majority of the floorspace dedicated for this use. Specialist facilities would also be incorporated into the building which include study facilities, logistics facility and storage facility for touring exhibitions.
4. The building itself would not be specifically open to the visiting public although a limited number of daily visits are to be permitted which will be made via prior appointment. Should a member of the public, interested group or academic request to see an artefact they will be allowed to visit the facility if this has been prearranged. Visitor numbers will however be low at around a maximum of 5 a day for pre-arranged appointments and up to 50 for conference facilities although the latter would likely to be less frequent. In addition, the Museum does have a strong commitment to the local community which is further outlined in paragraphs 7-20.
5. In respect to staff numbers, there would be around 48 jobs generated. There would be a 24/7 security presence on the site which is factored into the number of staff for the site.
6. Given the intended use of the building, the level of activity for the site would be low post construction. The museum has worked proactively with officers to create a link from the Thames Valley Science Park which would provide as access to the facility and this means that there would be no requirement for upgrades to the Eastern Relief Road. Since the proposal has an identified end user and given that a storage facility with more frequent levels of usage may not be acceptable

in this location, the use of the building will be secured through a S106 agreement. The use is considered to be a Sui-Generis use class.

Principle of Development:

7. The site is located outside the development limits set within the Core Strategy, Shinfield Parish Plan and the South of the M4 SPD. The site which is adjacent to the Science Park lies outside of the SDL boundary on land that is currently designated as Countryside wherein policy CP11 of the Core Strategy applies. Development in these locations are not normally permitted unless the criteria within policy CP11 are met. The proposal does not fall specifically into these categories and therefore is in principle not in accordance with planning policy.
8. Whilst policy CP11 has a presumption against development in the countryside, the policy should not be read in isolation. This should be read in conjunction with national planning policy. Section 2 of the NPPF outlines three interdependent objectives in regard to sustainable development and promotes a presumption in favour of sustainable development. The objectives set out in paragraph 11 are:
 - a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*
 - c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These principles are broadly echoed by policy CP1 of the Core Strategy and further expanded on in regard to environmental impacts.

9. The proposal therefore needs to be considered in light of the NPPF together with the development plan. A planning balance needs to be made as to whether special circumstances apply in regard to policy CP11 of the Core Strategy and policy 1 of Shinfield Parish Plan which can be delivered through the implementation of this proposal. In regard to this it is considered that the proposal will deliver substantial benefits which include the following:
10. The Vision of the borough is to be 'A great place to live, an even better place to do business'. This is underpinned by the Vision for Wokingham as set out in the Core strategy. Having the presence of the British Museum archive facilities within the borough will generate employment associated with construction and occupation of the building. In addition, the profile of having the archives within

Wokingham to support the activities of the museum (which are both nationally and globally significant) are considerable. The proposal therefore supports the vision for the borough both economically and socially.

11. There is a strong existing relationship between the Museum and the University of Reading. The University has a renowned archelogy department which is recognised for its research in this field of study. This is recognised through 97% of research was judged to be of international standing in the latest Research Excellence Framework, 2014.
12. Through locating the British Museum Archives close to Whiteknights campus, the collaboration between the University and British Museum will grow stronger. This can assist in research projects within the fields of history and archaeology. This helps to raise the profile of the borough both nationally and internationally and would also provide local social and economic benefits, in particular to schools
13. The site is adjacent to the Thames Valley Science Park, of which phase one is well under construction with the gateway building being occupied and an advanced cancer treatment centre under construction. The siting of the building in this location provides an opportunity to create a clear link with innovation and research hub and build upon the clustering of exemplar uses on the site. This would provide economic and social benefits.
14. Landscaping enhancements are proposed by the application and there will be a net gain in the number of trees on site together with wildflower meadows. These will help increase biodiversity and this provides a social and environmental benefit.
15. In respect to the wider community benefits of the site, the British Museum has provided a '*Community Engagement: Statement of Intent*' and outlined in the design and access statement their approach to community engagement. These are outlined below but the overarching approach for the local community will include:
 - i. Give members of the local community and the public access to a unique research collection (by prior appointment)
 - ii. Provide opportunities for organised visits for members of the public and local community to see the collection and the building and to meet and talk with British Museum staff
 - iii. Work with and enhance existing local school programmes by providing behind the scenes access to curriculum relevant collections including ancient civilisations such as the Egyptians, Greeks and Romans
 - iv. Form a partnership with local museums, heritage and community organisations to help further understand human history through sharing key objects and knowledge
 - v. Develop links with local interest groups who will have access (via prior appointment) to the Museum's study facilities to view artefacts
 - vi. Collaborative work with the University of Reading to share the collection and knowledge and promote this to local, national and international organisations

These engagement principles will help to deliver strong social benefits, in particular to the community and local schools.

16. In terms of the proximity of the site to the Science Park, as much of the infrastructure has been delivered for access to the site through the Science Park, this helps to negate the need for further access roads for the site in other locations which limits the environmental impacts of the building being sited in this location. In addition, since the Science Park has been delivered within a sustainable location, due to the proximity of the proposed British Museum site to this, the site is considered suitably located with ease of access to highway, public transport infrastructure together with good pedestrian and cycle links. These factors together with the intended use of the building with a low frequency requirement vehicle movements to the site help to reduce the environmental impacts of delivering a building of this scale in this location.
17. In relation to the sustainability of the site, the British Museum is capitalising on the opportunities presented by the scale of the building and the measures for reducing the environmental impact are well above policy requirements. Through utilising the roof planes, a solar array has been included in the design which will deliver 56% reduction in CO2 which will achieve a BREAM 'outstanding' and EPC rating A. This ambition demonstrates a commitment to reducing the environmental impact of the facility.

Principle of development conclusion

18. Overall it is considered that there are significant and meaningful social, economic and environmental benefits associated with the site selected for the British Museum Archives as outlined above. Since an end user is identified and the use of the building can be controlled through the S106 agreement, significant weight can be applied to the special circumstances presented by the application.
19. Policy 1 of the Shinfield Parish Neighbourhood Plan accepts that development outside of the development limits are acceptable where the benefits outweigh the harm and the Parish have accepted the merits of the scheme in this location. Although the Council is currently in the process of undertaking its Local Plan review, the Council remains generally supportive the proposed development given the location close to the existing Science Park, public benefits being offered and subject to the building being considered acceptable in design terms. Whilst the proposal is not compliant with policy CP11, it is considered to meet the tests of sustainable development as outlined in the NPPF and policy CP1 of the Core Strategy. On this basis, it is acceptable in principle subject to the further considerations outlined below.
20. It should be noted that the site is located adjacent to the South of the M4 SDL boundary towards the east of Shinfield. As the site is closely related to the SDL being directly adjacent to the site some weight should be applied to the South of the M4 SPD. Whilst the SPD is mostly focussed on design principles for housing and associated infrastructure such as schools, the overarching principles such as sustainability and landscaping are considered to have some weight. This would not justify the location of development on its own however when considered against the other matters highlighted, is considered acceptable for the reasons discussed above.

Site location/description

21. The site is located to the south of Cutbush Lane, Shinfield and is well located in terms of strategic transport links to the M4 corridor. As much of the artefacts will be moved to the British Museum Site in London or sent overseas by air freight, given the proximity to London and Heathrow, the site has excellent connectivity to both of these locations. In addition, the site is located in close proximity to the Thames Valley Science Park which is located broadly adjacent to the site to the north west. The site and relationship with its surroundings is shown in Figure 1 below.

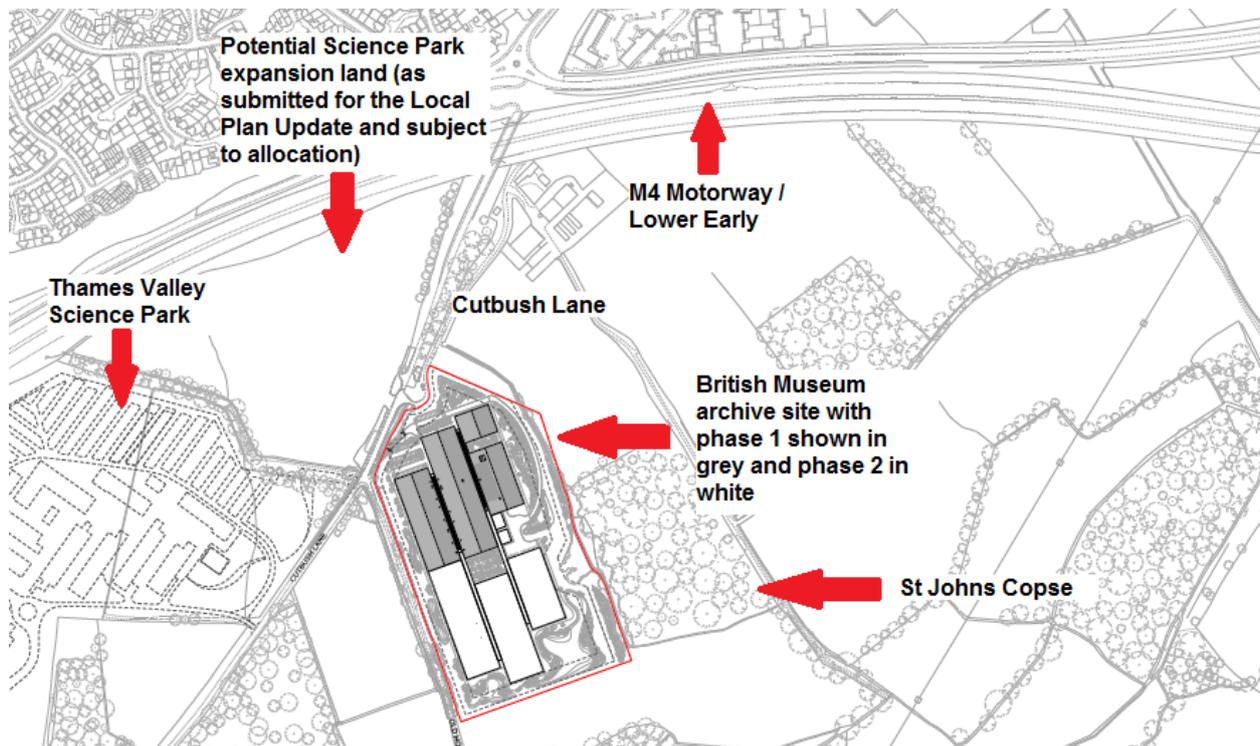


Figure 1: Location of the proposed British Museum Archive Facility and relationship to the Science Park / wider area.

22. Within the site itself, there is a central hedgerow, the loss of which will be compensated by the landscape strategy. The land is predominantly agricultural fields and the land falls from north to south by around 3.4m. There is an existing bungalow within the site which has a self-contained flat within it so equates to two residential units. This building will be demolished resulting in the loss of these two dwellings (which is further discussed in paragraph 40). Adjacent to the site to the east is St Johns Copse which is a protected woodland although this constraint has been considered and there is an appropriate offset to this. The overall site area is 7.12 ha. The soil is classified as sub-category 3a which is the lowest grade in respect to the best and most versatile land and as such the loss of this is considered acceptable.

Community engagement

23. The British Museum has outlined a programme of community engagement with local schools, colleges and the University of Reading. The building will include facilities such as a seminar room and study room to provide access for these groups and other visitors by appointment. The Museum will have an outreach

programme to these stakeholders together with partnership museums including Reading Museum. A three stage consultation programme is outlined which includes:

- i. Consultation with stakeholders including local schools/education establishments, Wokingham Borough Council Children's services, University of Reading and Reading Museum
- ii. Pre-opening engagement which will include pre-opening engagement with schools and to encourage schools and community groups to book to visit the British Museum
- iii. Provide bookable visits to the archives for the above and an annual heritage open day at the archive

Further details in respect to this can be secured by condition 22.

Layout, Design and Landscaping

24. 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.
25. 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:
 - a) *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.*
26. Policy 2 of Shinfield Parish Plan 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.
27. 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. In addition, the Borough Design Guide sets out overarching principles for development and sets out guidance in section 7 in regard to non-residential development.
28. The building would be located to the south east of Cutbush Lane and accessed from Cutbush Lane through the Science Park. The footprint of the building would

front onto Cutbush Lane and the main entrance to the archive would be located here. Directly to the front of the building would be a car park providing 69 spaces with a further 11 bays provided at the rear of the building by the service area (these will be used by security staff in the main). A secure entry point controlled by two entrance gates would front onto Cutbush Lane and given the sensitivity of the site, this approach is acceptable. In addition, the site would be enclosed by a 2.4m high fence with 15m offset from the building (reducing to 6m at the front of the site) to ensure an adequate level of security. The main visitor facilities would be housed at the front on the eastern wing of the building and this has an attractive courtyard which is located behind the visitor facilities. To the rear of the site on the eastern end, a service yard is proposed which includes additional parking. Beyond the building envelope is a series of SUDS ponds for flood risk attenuation. This area also has a strong emphasis on landscaping with trees proposed in this space, within the courtyard and in the parking area at the front of the site. The layout of phase one is shown in Figure 2 which also includes the footprint of phase 2.



Figure 2: Building footprints for each phases and overarching landscaping strategy. Parking will be provided by the phase 1 development.

29. For phase 2 of the site, this is in an area of land identified to the rear of the phase one building. Careful consideration has been made in to how this can be integrated into phase one with minimal disruption to the existing building and it is unlikely that features such as the service yard will need to be relocated. In addition, sufficient land has been identified for the attenuation features that will be required when the phase 2 planning permission is implemented. A continuation of the design form is proposed within the Design and Access Statement which will help unite both the buildings. These details will however be refined at the reserved matters stage.

Design and appearance

30. 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. Overarching principles are also provided by the Core Strategy, MDD DPD and Borough Design Guide.

31. In terms of the appearance of the building, the scale of a building of this type is difficult to design to reduce impact, the applicant has worked closely with officers at the pre application stage to refine the design. As the building will be housing sensitive artefacts, the form of the building has been informed by the requirements of preserving these although at the same time, the applicant has carefully considered the form of the building to respond to the constraints of the site / surrounding area.

32. In order to break up the massing of the building, three main elements are proposed for building which are linked by two partially glazed canopies. The roof pitches are at a low angle of 15 degrees to carry rainwater away from the building. An alternative flat roofed solution could be more prone to leaks as the building ages which could cause irreparable damage to the artefacts. Through having three elements, this means that the 15 degree roof pitch can be achieved which minimises the overall height of the building. This results in the overall height of the building being a maximum of 11.5m high at the highest point of each of the three main parts of the building which decreases to 6m at the eaves.

33. The pitched roof approach and low roof profile helps reduce the massing of the building on the landscape. This is further broken up at the front of the building as the building is staggered in three wings towards Cutbush Lane the closest being the main entrance at the eastern end of the site which reduces the bulk towards Cutbush Lane. The applicant has carefully considered the materials for the external surface and the majority of this is dark coloured zinc cladding. This again helps to reduce the visual impact of the bulk of the building and helps it to blend into the landscape and surrounding vegetation. The approach results in a building that is broadly agricultural in appearance and one which would not be unexpected in the countryside setting and a perspective of the building is shown in Figure 3.



Figure 3: A perspective shot looking towards the entrance of the facility

34. At the front of the building on the eastern end, as stated above, the main entrance to the building is located here. This located on the furthest forward projection of the building and has a glazed element which will identify this to the end users of the building as the main entrance.

35. The building has a requirement for security fencing given the end use. This is 2.4m high and will be open mesh fencing coloured green.

Landscaping

36. Given the shape of the site together with the building footprint and need to provide security buffer zones to this, there is a significant open space surrounding the building which will allow for planting within this space. The applicant has capitalised on this through including native trees in this space and meadow planting. The introduction of SUDS ponds in this area will help to strengthen the landscape and offers further opportunities for planting than through a more engineered form of drainage. The Landscape Officer has assessed this approach and is satisfied with the planting strategy.

37. In terms of longer views to the site from the surrounding area, the applicant has submitted a Landscape Visual Impact Assessment and provide some photomontages within the Design and Access Statement which show the building in the surrounding landscape. The combination of the low roof pitch of the building, existing landscape features together with those proposed show that the visibility of the building whilst would be apparent, would be limited. A further mitigation in respect to this is the colour choice which would be dark and has less of a presence than a lighter colour. The site will also be seen in the context of the Science Park which will provide a backdrop and further mitigates the impact of the building. Again the Landscape Officer has assessed this and supports the approach.

Design conclusion

38. The overall design approach for the building is considered appropriate. Through taking on an agricultural appearance in the main, the building would not be an alien feature within the landscape and would sit in well within this. The approach is supported by the Landscape Officer. Furthermore, as the Science Park grows, this will set a backdrop to the building and it would not be viewed in isolation but in the context of the Science Park. The building is considered to respect the setting of the site and constraints of the landscape where it will be located. The design approach is broadly in accordance 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. The parameters set for phase 2 are also acceptable and it has been demonstrated that reserved matters applications should follow the design parameters of building 1 and these are considered in accordance with the relevant policy advice.

39. Overall, it is considered that the proposal would not have a significant detrimental impact on the character of the area and is broadly in accordance with the principles of the relevant planning policies and supplementary planning advice.

Loss of residential accommodation

40. Policy CP3 seeks to retain residential accommodation within the borough to support the housing stock. In this instance it is proposed that 2 residential units are demolished (both of these are within the same building but the bungalow contains a self-contained flat). Whilst the policy position is to retain these, the application should be read in the contexts of the benefits outlined above. In addition there are a significant number of planning consents within the adjacent South of the M4 SDL and much of the land for this has been released by the University for housing. This, in combination with the current housing land supply position of almost 8 years means that the loss of these two dwellings would not significantly harm housing stock in the borough. The special circumstances in regard to the proposal weigh in favour of this as discussed in paragraphs 7-20. The policy team have been consulted for the application and they raise no objection to this aspect.

Residential amenity: the impact upon existing neighbouring properties

41. 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.

42. The nearest residential dwelling to the application site is south of the proposed phase 2 building and is located on Oldhouse Farm. This is sited some 120m from the boundary of the application site and given the level of separation this is sufficient to overcome any overbearing, loss of light or overlooking concerns. The remaining dwellings in the area also have sufficient separation to them to overcome any of the aforementioned concerns.
43. With regards to noise associated with the proposal, the level of intensity of use of the site would not cause any significant harm. The access strategy means that no vehicles associated with the post occupation of the site would pass any existing dwellings on Cutbush Lane.

Residential amenity – noise

44. With regards to noise associated with the end use of proposal, the limited level of activity and use of the site would not cause any significant harm as much of the activities would be within the building. The access strategy means that no vehicles associated with the post occupation phase of the site would pass any existing dwellings on Cutbush Lane.
45. Whilst it is acknowledged that during the construction phase there would be a greater level of noise and activity on the site, the relationship with the surrounding dwellings together with a Construction Environmental Management Plan means that these can be limited and these would be temporary in nature. Therefore it is not considered that construction would cause significant harm. The construction activities for phase 1 are further mitigated by the inclusion of a haul route through the Science park site which means traffic routing directly past any surrounding residential properties is avoided. For phase 2, a more permeant road will be ready for construction traffic through the upgrade of the emergency link via the Science Park which will maintain this segregation of construction vehicles to surrounding homes.
46. On this basis and given the relationships and relatively isolated nature of the site, it is considered that the use of the building and construction of it 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

47. The layout takes into account security with suitable buffer zones to the building identified (6m from the road and 15m from areas of open countryside) which will be fenced by a 2.4m high fence. In addition, there will be a 24/7 security presence on site. The entrance to the site has a holding bay for vehicles entering and exiting the site which ensures that access to the site is controlled at all times and limit any need for vehicles stacking back onto Cutbush Lane. The security approach is considered acceptable.

Sustainable Design and Construction

48. 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.

49. The proposal has an ambitious approach to achieving a high level of sustainability. Given the extent of the roof plane, the applicant has capitalised on this opportunity through the inclusion of solar voltaic panels. This will deliver a 56% reduction in CO₂ which is well in excess of the policy position and demonstrates a strong and commendable ambition to reduce the environmental impact of the facility.
50. Further measures are also included to reduce water consumption. This includes aerated taps and low flush toilets. In addition, the rainwater will be used for irrigation of the landscaping further reducing demand for water consumption.
51. The proposal is considered to meet and exceed the sustainability expectations of the relevant planning policy and this will help significantly reduce the environmental impact of the development.

Access and movement

52. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that development should mitigate any adverse effects on the existing highway network. The applications are accompanied by a Transport Assessment (TA) which assesses the impact of development in respect to the site itself and wider highway network including the South of the M4 SDL.
53. 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.

Site Access

54. Access to the site would be through Cutbush Lane and would link onto the Science Park via the existing emergency link. Reserved Matters has been approved for the widening of the road which was originally intended as an emergency access and all access via this link has been approved under 182159. The access is considered acceptable and the Museum has agreed to use this strategy rather than accessing the site from the Eastern Relief Road through pre application discussions. It has been demonstrated through the transport appraisal and highway drawings that the access strategy is acceptable.
55. In respect to vehicle movements, as advised, the intensity of the use of the site would be low. For both phases, the cumulative impact for the am / pm peak would be an additional 41 cars per peak hour and 5 lorry and coach movements. This is not considered significant, neither would it cause a substantial increase in vehicle movements on the Eastern Relief Road or the wider highway network including Junction 11 of the M4 motorway. The application has been assessed in

within the Transport Appraisal which has been assessed by the Highways Officer who raises no objections in respect to highway safety and congestion.

56. The application includes a travel plan that outlines measures to reduce vehicle journeys to the site including cycle storage and access to public transport. It should be noted that the site will be well served by the South of the M4 bus strategy as it is well located to the bus stop on the Science Park. This is within 550m of the site which is walkable and further bus services are accessible on the Lower Early Way which is within 600m. These together with the frequency of the services which will increase in future years through the South of the M4 Bus Strategy means that these are viable alternatives to the motor car. The travel plan commits to a 10% modal shift from the motor car and this is considered acceptable by the Highways Officer and it will be secured by condition 6.
57. The applicant has agreed to provide a new pedestrian footpath on the north side of Cutbush Lane linking to the Science Park. This will mean that there is easy access to the bus link and provide a good link through to the Littlebrook residential development site and will provide wider benefits to non British Museum users. In addition, although the traffic volumes are extremely low on Cutbush Lane, the inclusion of the footpath will help enhance users for both the British Museum and other pedestrians on Cutbush Lane.

Access and movement - Site layout / Parking

58. The site is accessed from Cutbush Lane and a new entrance would be formed at the front. As advised, a holding bay beyond within the site is proposed to ensure security. This has space outside of it towards Cutbush Lane for an articulated lorry to wait which will help to prevent vehicles stacking on Cutbush Lane. Within the site the majority of the car parking is provided at the front of the building which would serve phase 1 and in part, phase 2. A further area of parking is identified for phase 2 adjacent to the service yard. The service yard is located to the eastern edge of the phase one building and is suitably sized for all types of HGVs. The layout is well considered and has been tracked
59. In terms of car parking, 80 spaces are included on the plans which would be sufficient for the site for both phases. There are 2 coach bays provided close to the entrance of the building for visiting members of the public. Cycle parking is also provided close to the entrance and this can accommodate 10 spaces. The level of parking has been considered by the Highways Officer and this is acceptable given the intended use of the building.

Flooding and Drainage

60. 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 the 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 and new ponds. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

61. The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including less vulnerable uses which the building is considered to be classified as for the purposes of the sequential test are appropriate.
62. The application is supported by a Flood Risk Assessments which assess the impact of flooding on the application site. This identified flood risks across the whole site and propose measures to manage surface water runoff including the 1 in 30 year and 1 in 100 year storm events (+40% for climate change).
63. In order to ensure that the increase in surface water runoff associated with the additional built form is managed, a strategic approach to drainage is proposed. This included SUDS ponds in the area of landscaping surrounding the side and rear of the phase 1. These will not only attenuate storm water on site and control the discharge but will also provide landscaping features. For phase 2, further SUDS ponds will be required but the applicant has demonstrated that there is sufficient room to accommodate these and condition 14 controls this.
64. The Flood Risk Assessment and Drainage strategy propose measures on site have been assessed by the council's Drainage Officer. They have raised no objection to the proposed package of measures in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the proposals are considered acceptable.

Ecology

65. 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 of the South of the M4 SPD (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. A detailed Ecological Impact Assessment and addendum to this has been submitted and demonstrates that the site layout has considered impacts on ecological permeability.
66. In terms of existing vegetation, the applicant has demonstrated that there would be an adequate buffer zone from the proposed development to these features. They have committed to erect the perimeter security fence ahead of any construction activities associated with phase 1 and 2 to protect the adjacent hedgerows and St Johns Copse from construction activities. Whilst it is acknowledged that there would be a loss of a hedgerow on the site and some trees within it, the overall landscaping approach will provide a net gain in the number of trees. In addition, the wildflower meadows will offer enhancements for biodiversity. There are a package of ecology mitigation measures and enhancements and the Biodiversity Officer has assessed the application and further information is currently under review at the time of the preparation of the report. The outcome of which will be reported in the Members Update.

Heritage

67. Policy TB24 of MDD LP policy seeks to ensure that development conserves and, where possible enhances the important character and special architectural or historic interest of listed buildings. The nearest listed building to the development site is Oldhouse Farm and Barn located 180m to the south of the site. Whilst the Conservation Officer has raised concerns about the impact on the setting of the

listed buildings, a formal objection has not been raised and the harm has been identified as “less than substantial”. Although policy TB24 of the MDD DPD seeks to preserve heritage assets, it does not provide specific advice when the impact on the building is identified as less than substantial. This is however identified in paragraph 196 of the NPPF which states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

68. As identified above in paragraphs 7-20 the public benefits associated with the proposal are considered to be significant in this instance. In addition to this, several factors should be taken into account in terms of the setting of the buildings. These are:

- i. Level of separation to the facility – at around 180m although it is acknowledged that the building would be seen in the backdrop of the building more especially when phase 2 is delivered, the degree of separation and agricultural appearance of the facility will help mitigate the harm.
- ii. In regards to the above, the applicant has agreed to provide landscaping outside the application site. This with the expected delivery date of phase 2 in around twenty years will allow for the landscaping to become established. This will provide further screening and mitigation to Oldhouse Farm and will be secured through the S106 agreement
- iii. In regard to the current setting of the listed buildings, there are industrial units clustered around the site and directly adjacent the building. These have an even greater impact on the setting of the building and the harm associated to the setting of the building is mitigated by the level of separation and advanced planting will limit the impact of the building.

69. There is also a listed farm house building further along Cutbush Lane however the proposed access through the Science Park site ensures site traffic avoids this building and therefore the proposal would not have a significant or harmful impact to this building,

70. For these reasons together with the significant public benefits associated with the facility, it is considered that although there would be some degree of harm to the setting of the building this can be mitigated through landscaping and the degree of separation of separation to the heritage assets. As such the impact upon the listed building has been considered but is determined to be limited, does not result in harm to the setting or character of the building and can be satisfactorily mitigated in accordance with the aims and objectives of the NPPF and the adopted policies.

Archaeology

71. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. The application includes an archaeological assessment which has been reviewed by the Archaeology

Officer. Further information was requested in regard to this which at the time of the report preparation was under review and the outcome will be reported in the Members Update.

Timescale for implantation of phase 2

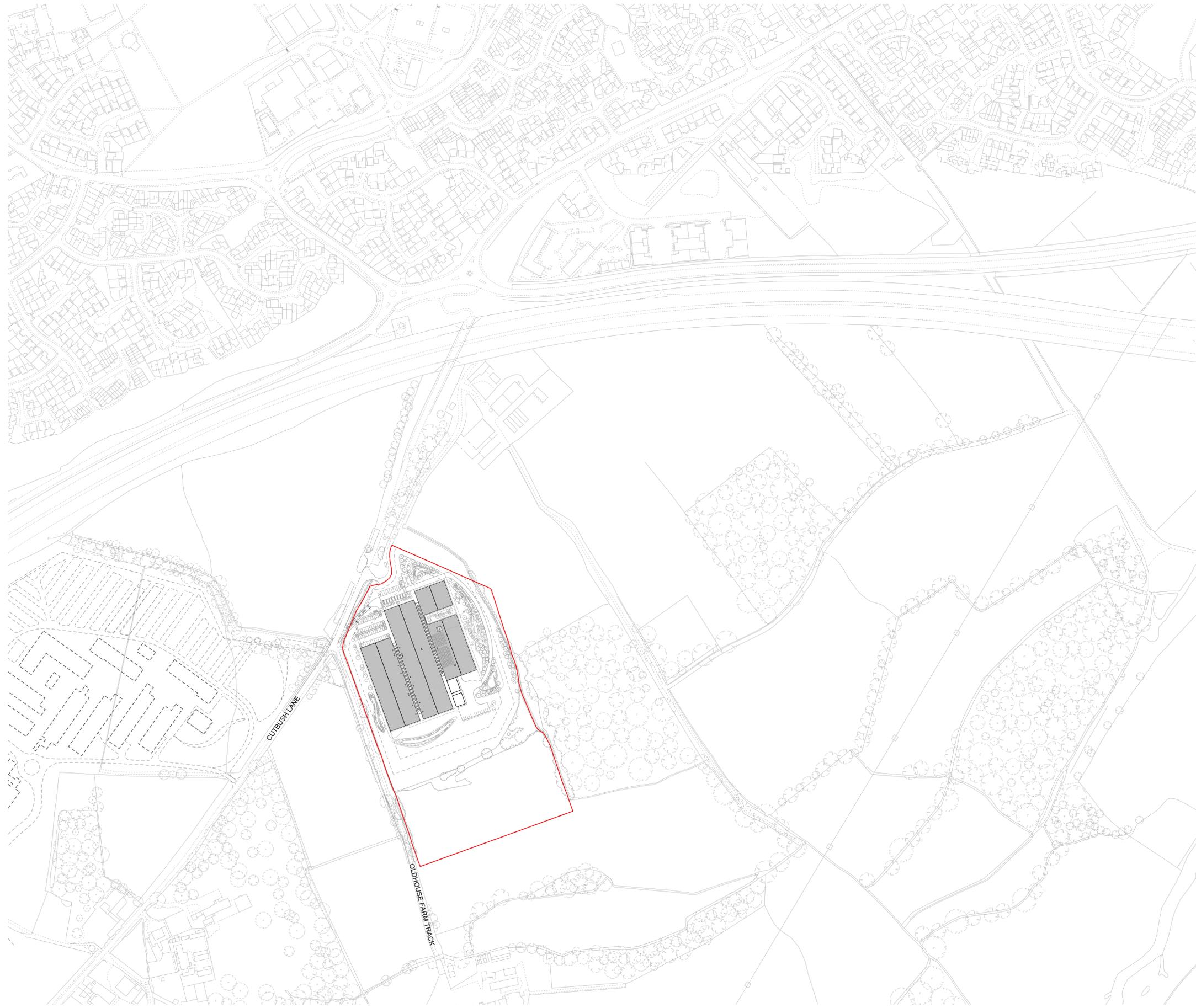
72. Under section 91 Town and Country Planning Act 1990 (as amended by Planning and Compulsory Purchase Act 2004) if the local planning authority grants planning permission, it is subject to a condition that specifies the time limit within which the development must begin. The default position is normally set at three years and this timeframe has been recommended because in part it is a way in which to stop developers from land banking residential development sites.
73. The Act has a mechanism for allowing for a variation to the implementation time and it is for the Local Planning Authority to consider the needs of the applicant. In this case the timeframe for implementing phase two is recommended to be twenty years as set out in condition 2. In taking this view, the circumstances of the applicant are considered and the special need of the building together with the need for expansion as the collection grows. The approach to the application also provides a comprehensive development approach to both phases and this helps set the parameters for reserved matters for phase two. In addition the extension of the timeframe for implantation means less uncertainties for the applicant over future expansion as it is needed.
74. When taking the decision to increase the timeframe for implantation the following has also been taken into account:
- i. Will the longer timeframe prejudice other development on the site – It is not considered that the development would prejudice another form of use of the site. As discussed above, the application is considered acceptable in policy terms due to the circumstances of the applicant and intensity of use. It is unlikely that a proposal will come forward that has a less intense use associated with it.
 - ii. Will the longer timeframe prejudice other land owners – It is unlikely that it will have an adverse impact on other landowners (the University own all the land immediately surrounding the site). The longer timeframe for the permission will provide certainty of what is coming forward.
 - iii. Will the extended permission prejudice any the current local plan and future local plan update – It is strongly unlikely given the nature of the site and surrounding constraints. As discussed above a more intensive form of land use could be unacceptable. It is not considered that the extended implementation would significantly constrain any further proposals on the surrounding land.
 - iv. Are there any other material considerations – non identified
75. For the reasons outlined above it is considered that the twenty year implantation period for the outline is acceptable. The full planning permission element will have the standard three year implantation period.

CONCLUSION

The hybrid application is considered acceptable in planning policy terms. Considerable benefits will be delivered by the scheme and it will contribute to securing the British Museum Archives for future generations. In the immediate future, the proposal will deliver benefits with strengthening partnerships between the British Museum and the University of Reading Department of Archeology. This in combination with the programme of community outreach to local schools and groups as outlined above will deliver strong social and economic benefits.

When weighing up the overall impact of the facility it is considered that the proposal will bring substantial economic and social benefits. In addition, the sustainability measures and ecological enhancements will assist in reducing the environmental impact of the development and will deliver enhancements to this. These together with a sound design approach will outweigh any significant harm to the countryside and the objectives of Policy 1 of Shinfield Parish Neighbourhood Plan and policy CP11 of the Core Strategy. The special circumstances that has been demonstrated by the applicant, together with an end user identified and ability to restrict the use of the building weighs heavily in favour of supporting the application.

The application can therefore can be recommended for approval subject to the conditions outlined above and securing the use by way of a legal agreement.



Project Logo

Notes
 Do not scale from this drawing.
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Rev.	Date	Description	Drawn	Checked
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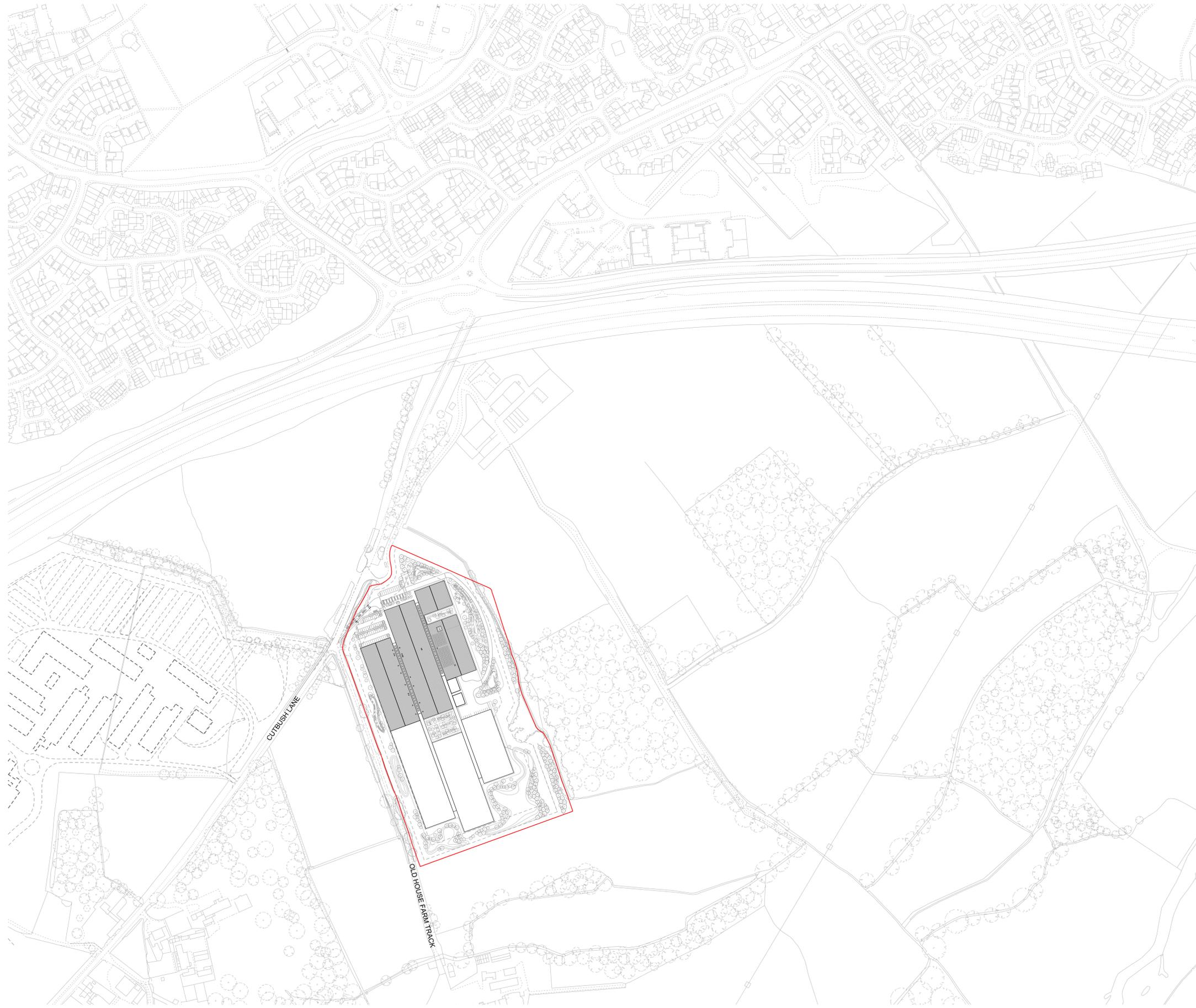
- Architect
- Landscape

Key Plan

British Museum
 Archaeological Research Collection
 Location Plan - Phase 1

Scale At A1:	1:2500	Job Number:	2006
Date:	20/07/18	Drawn:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2006-JMP-XX-MP-DR-A-P-P1	Revised:	01

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Key Plan

British Museum
 Archaeological Research Collection
 Location Plan - Phase 1+2 Outline

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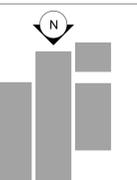
XX Elevation
North Elevation - Phase 1

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Landscape

Key Plan



British Museum
Archaeological Research Collection
North Elevation - Phase 1

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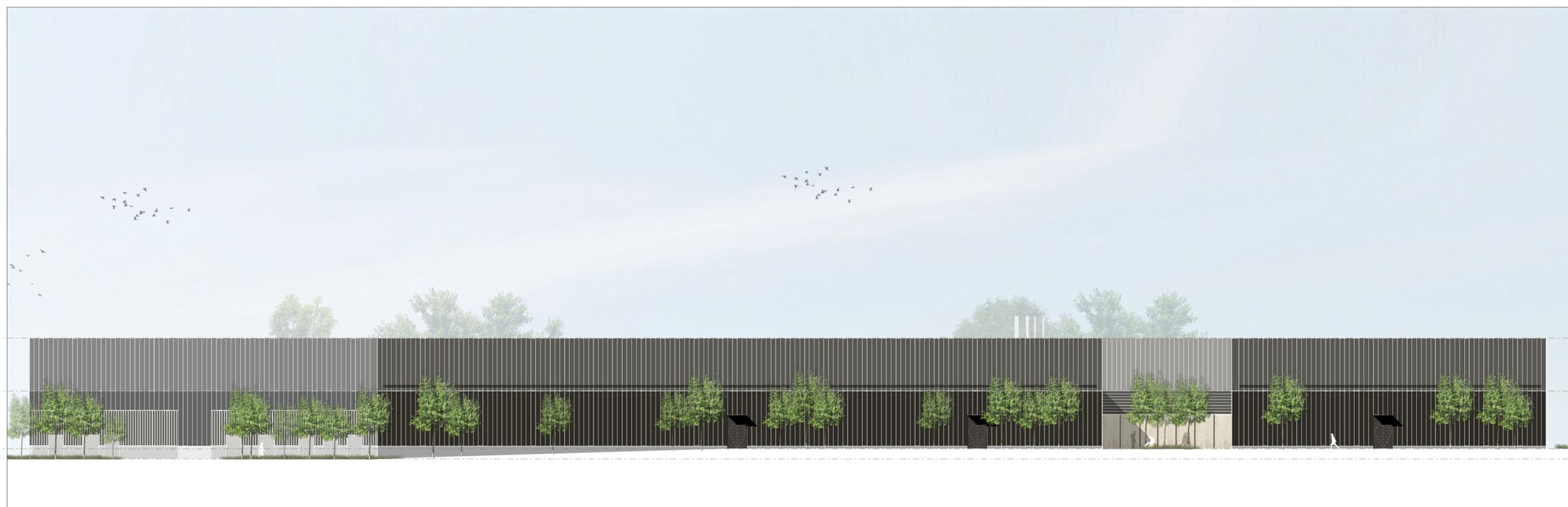
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XX Elevation
East Elevation - Phase 1

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British Museum
Archaeological Research Collection
East Elevation - Phase 1

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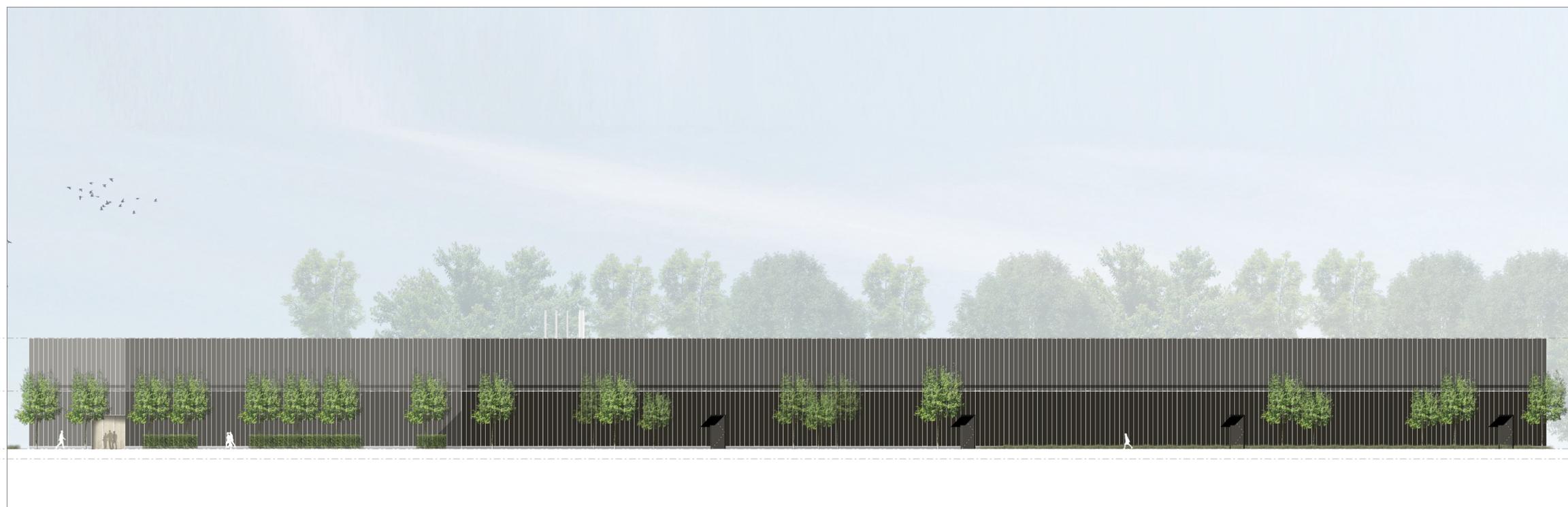
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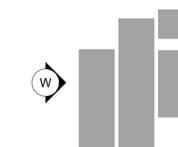
XX Elevation
West Elevation - Phase 1

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Landscape

Key Plan



British Museum
Archaeological Research Collection
West Elevation - Phase 1

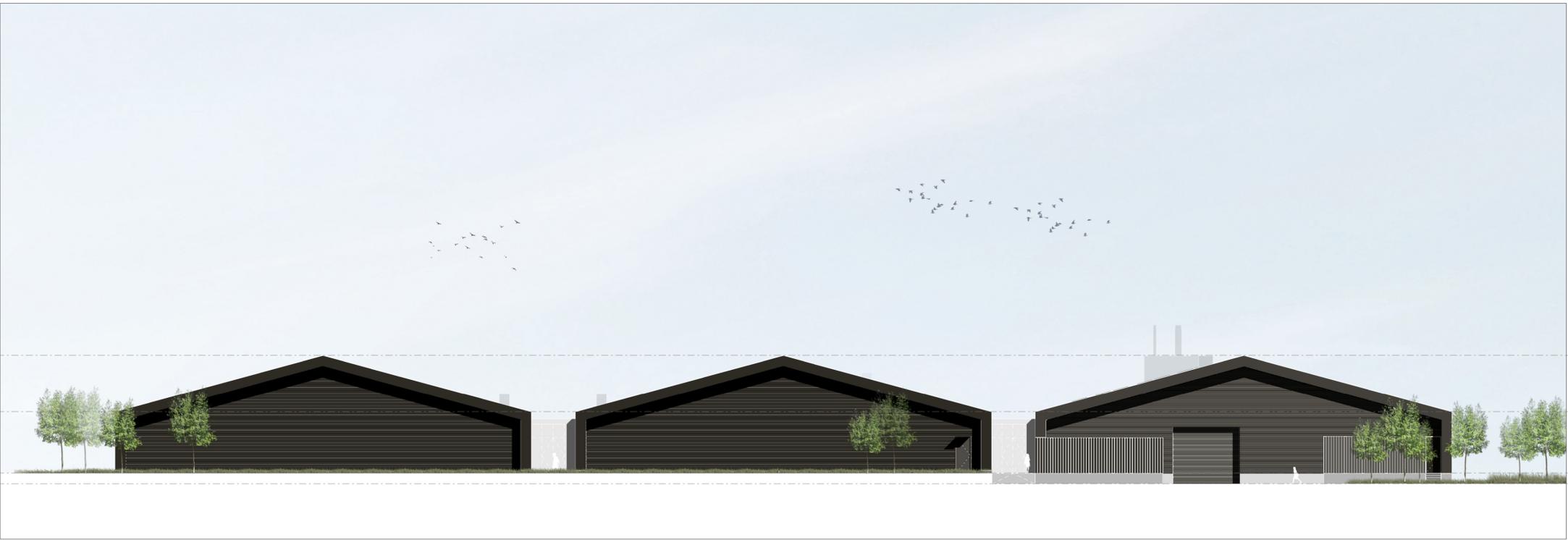
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XX Elevation
South Elevation - Phase 1

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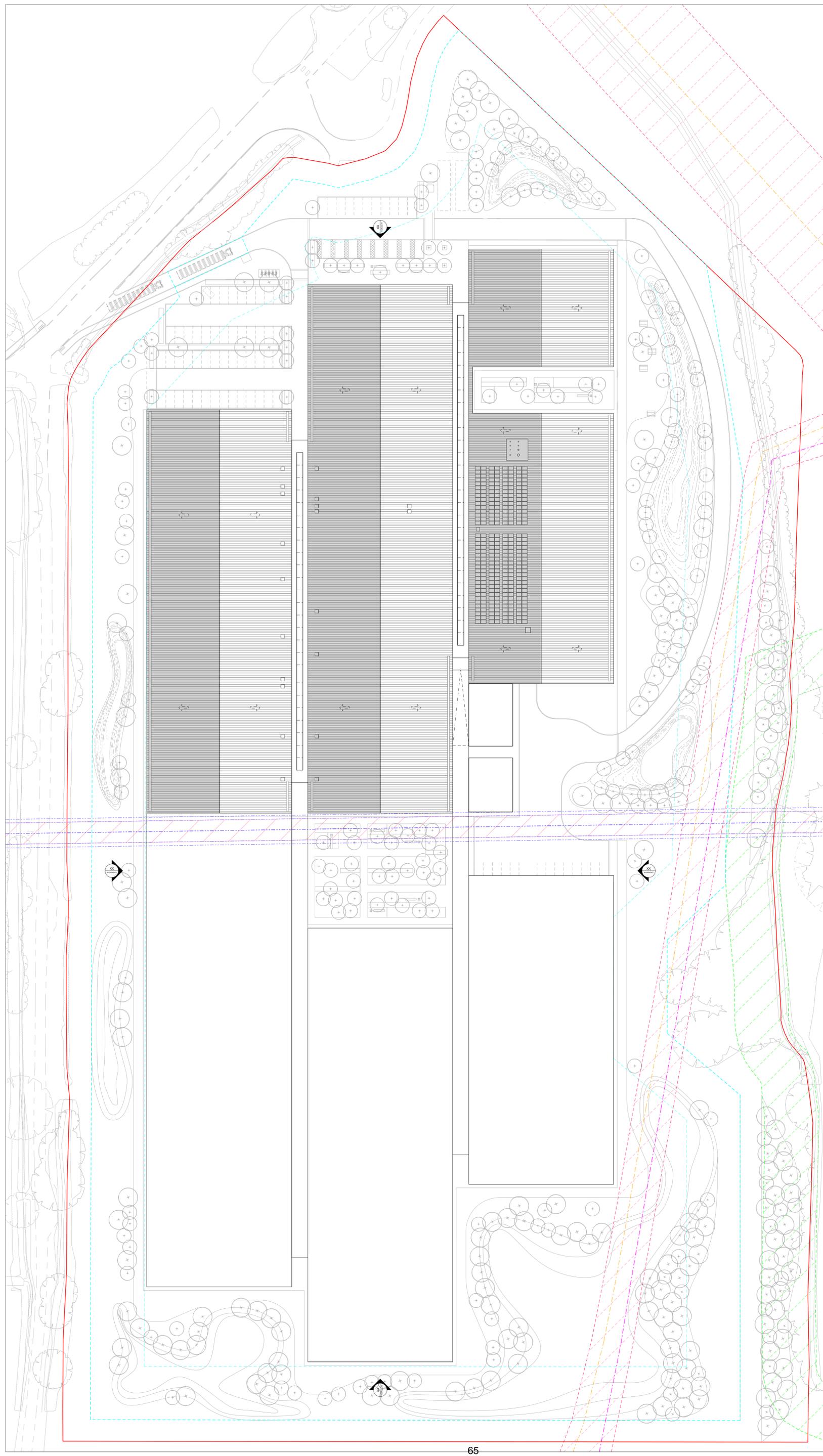
Key Plan



British Museum
Archaeological Research Collection
South Elevation - Phase 1

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Drawing Number:	2006-JMP-XX-S-DRA-E-P1	Revison:	01

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Rev.	Date	Description	Drawn	Checked
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- Site Constraints - Key
- Site Boundary
 - - - Security Fence
 - - - 15m Security Offset
 - - - Gas Main
 - - - Gas Main
 - - - Foul Water Sewer
 - Easement/Exclusion Zone
 - 15m Ancient Woodland Offset

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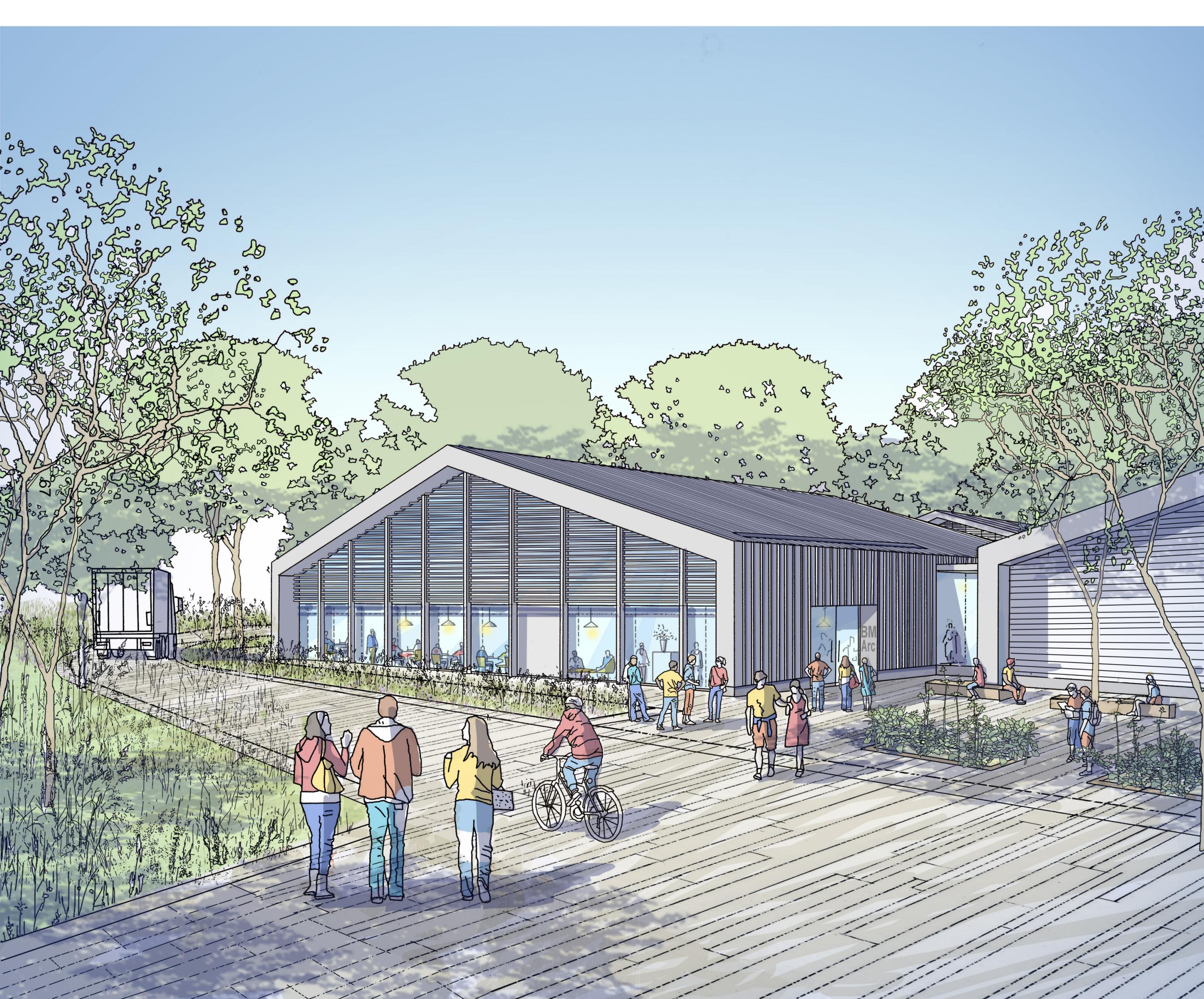
Architect
 Landscape

Key Plan

British Museum
 Archaeological Research Collection
 Roof Plan - Phase 1+2 Outline

Scale At A1: 1:500 Job Number: 2006
 Date: 20/07/08 Drawing: JMP
 Drawing Status: FOR PLANNING Checked: JMP
 Drawing Number: 2006-JMP-XX-RF-DR-A-P-P2 Revision: 01

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Annex 1 Comments from Shinfield Parish Council

The parish council accepts this application provided the access through Thames Valley Science Park is suitable for future development to the south and east of Cutbush Lane. In addition, the following should be considered:

1. To protect occupants of nearby dwellings from noise and disturbance no works in respect of the construction of the development shall be undertaken outside the hours of 08:00 - 1800 on Mondays to Fridays (inclusive); outside the hours of 0800 - 1300 on Saturdays; and on Sundays and on public holidays, in accordance with Wokingham Borough Core Strategy Policy CP3.
2. The site should be registered with the Considerate Construction Scheme.
3. A construction transport plan should be implemented before work starts on the site to ensure that there is no contractor parking on surrounding residential roads, nor are deliveries parked up on surrounding roads waiting to deliver.
4. To protect the environment and the local residents it should be conditioned that no fires be lit on the site for the burning of rubbish, clearing of the site, or any other purpose. All waste and excess materials should be recycled where possible or disposed of through the correct method
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways and pavements
6. Suitable protection should be implemented for the mature trees around the site to stop them being damaged or removed during the construction or occupation of the site.

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Agenda Item 50.

Application Number	Expiry Date	Parish	Ward
181422	21/11/2018 (PPA)	Finchampstead	Finchampstead South;

Applicant	Legal & General Homes
Site Address	Hogwood Farm, Sheerlands Road
Proposal	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined
Type	Full
PS Category	1
Officer	Nick Chancellor
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 November 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application relates to a 6.94ha parcel of land at Hogwood Farm, east of Sheerlands Road and south of byway 18 within the designated Arborfield Garrison Strategic Development Location (SDL). The principle of development across the SDL has been established through its allocation by policy CP18 of the Core Strategy, the Spatial Framework Plan within the Arborfield Garrison Supplementary Planning Document, and through two Outline planning permissions. Development within the Arborfield Garrison (Crest Nicholson) sector, to the immediate north, is well underway.</p> <p>Outline planning consent O/2014/2179, as varied by 181194 established planning permission for 1,500 dwellings, a Nine Mile Ride Extension Road, SANG and other associated infrastructure across 59hectares of land at Hogwood Farm, corresponding to the southern half of the allocated SDL. As well as the amount and type of development, access to the site (via Sheerlands Road, an extension to Nine Mile Ride and Hogwood Spur Road) was approved at the outline stage. The application established parameters for the layout, scale, appearance and landscaping of the development, details of which were reserved for later determination. The current application is for approval of reserved matters for 178 dwellings, and represents the first phase of development in the Hogwood Farm sector.</p> <p>The overarching vision of the Arborfield SDL is to provide a co-ordinated approach to the delivery of infrastructure and services; ensuring that developments are of a high quality and sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links, developed in accordance with Garden City principles.</p> <p>The purpose of this application is to provide further detail of the layout of this part of the site, the scale and appearance of the buildings and the landscaping. For reasons outlined</p>

in this report, the proposal is considered to provide an adequate level of amenity for the future occupants, together with an acceptable impact on ecology, traffic, highway safety and flood risk. Given the location of the site, there is no impact resulting to existing residential amenities. In design terms, it meets the council's standards for internal space and parking, and is in general compliance in terms of garden depths. Equally, the proposals follow the scale parameters established by the Outline permission; the development comprises medium density residential units which are restricted to two stories when adjacent to the open countryside.

The proposal would deliver a high quality development in accordance with the vision for the SDL; it is therefore recommended that Reserved Matters are approved subject to conditions outlined below.

PLANNING STATUS

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

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2179 (dated 9th January 2017), as varied by application 181194 (dated TBD); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

[APPROVAL DATE OF APPLICATION 181194 TO BE REPORTED IN MEMBERS UPDATE REPORT]

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

[PLANS #s TO BE REPORTED IN MEMBERS UPDATE REPORT]

Materials

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

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

Relevant policy: Core Strategy policies CP1 and CP3

Highway construction details

4. The roads and footways shall be constructed 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.

Sheerlands Road/ A327 junction improvements

5. No part of any building(s) hereby approved within this sub-phase shall be occupied or used until the improvements to the junction of Sheerlands Road and the A327 have been constructed in accordance with the approved plans as shown on the drawing C85672-SK-014, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Car parking to be provided

6. No part of any building(s) hereby approved within this sub-phase shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

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

Electric Vehicle Charging

7. Prior to commencement of development within this sub-phase, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Cycle Parking Store Details

8. Prior to the commencement of the development details of secure and covered bicycle storage/ parking facilities for the occupants of the development flats and coach houses shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted.

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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07. Prior to commencement of development, details of all cycle stores serving the flatted and coach house development shall be submitted for approval in writing by the Local Planning Authority.

Drainage infrastructure

9. No part of any building(s) hereby approved within this sub-phase shall be occupied or used until SANG basin 2 (as described in the following approved drawings) has been constructed (with control structures fitted), unless otherwise agreed in writing by the Local Planning Authority:

SANG levels and drainage layout: HOGSANG-JNP-DR-S-0034 A, HOGSANG-JNP-DR-S-0035 A, HOGSANG-JNP-DR-S-0036 A & HOGSANG-JNP-DR-S-0037 A.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Landscaping

10. Prior to the commencement of the development in this sub-phase, 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 and because the landscaping scheme originally submitted alongside the Reserved Matters application requires further revision in order to meet the policies and standards of the Local Planning Authority. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Landscape Management

11. The Landscape and Ecological Management Plan for this sub-phase shall be carried out as described in HDA ref 868.1 rev B, September 2018, unless otherwise agreed in writing by the Local Planning Authority.

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

Archaeology

12. No development shall take place within the area of archaeological interest until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological mitigation 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 mitigation strategy will provide for:

- i) A programme of site investigation and recording
- 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.

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. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development.
2. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
3. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which relate to this development.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: (e.g.):
- addressing the evolving planning policy context;
 - a full pre-application process was undertaken by the applicant;
 - planning issues relating to ecology;
 - addressing concerns relating to highway safety;
 - extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration;
 - amended plans being submitted by the applicant to overcome concerns relating to 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.

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

12. 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.

13. Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

PLANNING HISTORY		
Application Number	Proposal	Decision
O/2014/2179	Hybrid Planning Application for Part 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floorspace (Use Class B2); a Neighbourhood Centre with up to 1,900sqm of non-residential floorspace (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension to the Hogwood Lane Industrial Estate; associated	Planning permission granted 9/1/2017

	<p>landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems.</p> <p>PART 2 – Application for FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).</p>	
181194	<p>Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 64. SANG landscape scheme.</p>	<p>Minor material amendment (s.73) application to O/2014/2179 – approved DATE TBD [<i>OFFICER NOTE: date of approval to be reported in members update</i>].</p>
181469	<p>Application for submission of details to comply with the following conditions of planning consent O/2014/2179. 3. Phasing. 16. Landscape Strategy. 17. Arboriculture Impact Assessment. 19. Protection of Existing Trees and Vegetation. 20. Levels. 21. Landscape and Ecological Management Plan. 22. Ancient Woodland Mitigation Strategy. 23. Hedgerows. 24. Bats. 26. Reptiles. 28. Ecological Permeability. 29. Badgers. 30. Non-native Invasive Species. 35. Car Parking. 36. Bicycle Parking. 40. Phased Bus Strategy. 49. Low and zero Carbon Technologies. 50. Lifetimes Homes. 51. Sustainability Matters. 52. Water Consumption. 53. Refuse and recycling storage. 61. Programme of Archaeological Investigations.. 63. SANG Archaeology. 65. Access to the SANG.</p>	<p>Current application – being assessed in parallel.</p>
182528	<p>Application for submission of details to comply with the following</p>	<p>Current application – being assessed in parallel.</p>

	conditions of planning consent O/2014/2179. 57. Contamination.	
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SUMMARY INFORMATION	
Site Area	6.94ha
Existing units	0
Proposed units	178
Existing density – dwellings/hectare	n/a
Proposed density - dwellings/hectare	35.4 dph
Number of affordable units proposed	62 (35%)
Previous land use	Agricultural
Proposed Public Open Space	1.6ha
Existing parking spaces	0
Proposed parking spaces (excluding garages)	396 (333 allocated, 63 unallocated/visitor)

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No objection - comments regarding building regulations requirements.
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No objection
NHS Wokingham Clinical Commissioning Group	No comments received
Berkshire Archaeology	No objection subject to condition requiring archaeological mitigation. Condition 12 refers.
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection
WBC Highways	No objection
WBC Tree & Landscape	No objection.
WBC Green Infrastructure	No in principal objection, but advises that changes to the landscaping scheme are required <i>[Officer note: the landscaping scheme will not be listed as an approved plan in the decision notice. A final landscaping plan is to be approved by condition. Condition 10 refers].</i>
WBC Heritage	No objection
WBC Cleaner & Greener (Waste Services)	No objection
WBC Public Rights of Way	No comments received <i>[Officer note: the application does not affect an existing public right of way]</i>

WBC Housing	The RM application proposes an appropriate quantum (62 units - 35% of total) and mix of affordable housing, in accordance with the s.106 legal agreement.
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<p>REPRESENTATIONS</p> <p>Town/Parish Council:</p> <p><i>Arborfield Parish Council:</i> “The Parish Council has no comments to make regarding this application.”</p> <p><i>Finchampstead Parish Council</i> “No comment”</p> <p><i>Barkham Parish Council</i> “Barkham Parish Council have no comments on this application”</p> <p>Local Members: No comments received</p> <p>Neighbours: 1 letter received – objects to not having been aware that outline planning permission had been granted. Further comments on application 181194 (s.73 minor material amendment application) [<i>OFFICER NOTE: comments relate to the wider Hogwood Farm site rather than the Reserved Matters parcel that is the subject of application 181422</i>]</p>
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PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
South East Plan	NRM6	Thames Basin Heaths Special Protection Area
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	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)
	CP18	Arborfield Garrison Strategic Development Location

		Appendix 7 – Additional Guidance for the Development of Strategic Development Locations
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space standards
	TB16	Development for Town Centre Uses
	TB17	Local Centres and Neighbourhood and Village Shops
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	TB25	Archaeology
	SAL05	Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised April 2010)
		Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
		Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)

		Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
		Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
		DCLG – National Internal Space Standards

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 Arborfield Garrison 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 Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
3. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community
4. Outline planning permission for the site was originally granted by Wokingham Borough Council in January 2017. This established the principle for development for the site together with access for up to 1,500 new dwellings and associated development including the southern section of the Nine Mile Ride Extension and Hogwood Spur. A minor material amendment (s.73 application) was subsequently approved through application 181194. The current application seeks Reserved Matters approval for access, appearance, layout, landscaping and scale for a first residential phase of 178 dwellings.
5. The outline consent included an Infrastructure Delivery Plan and s.106 legal agreement. This agreement secures the coordinated delivery of some of the on-site infrastructure necessary to support the development and fair share of the SDL wide infrastructure.
6. Wokingham's CIL charging schedule came into force on 6th April 2015. CIL is levied in pounds per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). In respect to the Hogwood Farm section of the SDL, £365 per sqm (plus indexation) will be levied upon residential development; albeit

that affordable housing is exempt payment. The s.106 controls the phasing of the Reserved Matters applications to ensure that CIL is secured against the phased delivery of the development. The following pieces of infrastructure within the application site are the responsibility of the Council to deliver – :

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

7. The details approved under the outline planning consent established parameters for the development including general site layout, quantum of development, phasing, indicative location of various land uses, road infrastructure, density and general heights of buildings.

Site description

8. The application site relates to an area of land within the Outline application that lies to the far north west of the Hogwood Farm site, immediately to the east of Sheerlands Road and south of byway 18 and the Arborfield Garrison development. The land is currently comprised of agricultural fields bounded by hedgerow. The site has an undulating topography, with the land falling generally towards the north.

Dwelling mix and affordable housing

9. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing, which echoes Appendix 7 of the Core Strategy. 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.
10. Under the Outline permission, the s.106 establishes that the Hogwood Farm site will deliver 35% affordable housing. The applicant has elected to provide all affordable housing on-site, rather than electing to pay a contribution in lieu.
11. The accommodation on the site would be provided within both apartments and houses, ranging from 1 bedroom apartments to 4 bedroom houses. The mix is as follows:

		Private	Affordable	Total
<i>Apartments</i>	1 bed	15	6	21
	2 bed	10	30	40
<i>Houses</i>	2 bed	8	12	20
	3 bed	66	13	79
	4 bed	17	1	18
Total		116	62	178

12. The Reserved Matters application proposes 35% on-site affordable housing (62 units), in line with the s.106 requirements. The tenure mix has been reviewed by the Housing Officer and is considered to be acceptable.

Design principles

13. 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 Arborfield Garrison 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.
14. Core Strategy policy CP18, Arborfield Garrison Strategic Development Location sets out the concept rational for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy”
15. Further design guidance is provided by the Arborfield Garrison 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.
16. The application parcel itself forms a discrete part of the planning unit. In order to ensure consistency of design for the entire development, the Hogwood Farm planning consent established design principles including indicative parameter plans for development limits, density and building heights.
17. These principles are amplified within the Hogwood Farm Masterplan Framework Document (MFD), which forms part of the Outline planning permission (as amended). The MFD serves as Design Code for the wider Hogwood Farm site, ensuring continuity across the development, in accordance with agreed design principles.
18. Four character areas are proposed across the overall Hogwood Farm masterplan area – the current site falls within the Sheerlands Character Area. This is further divided into three sub-areas: Sheerlands Edge, Sheerlands Lane and Nine Mile Ride Extension.
19. The form and layout of buildings and spaces respect the existing vegetation and landscape assets to the perimeter boundary, and are well integrated within the evolving context of the site. Focal buildings are strategically located throughout the site, such as on corners and fronting onto open spaces. The overall block structure is permeable and provides appropriate linkages through the site and beyond to future development phases. Taller buildings are located along higher order routes to reinforce the movement hierarchy – generally the site would comprise two storey, with taller 2.5 / 3 storey buildings to the northern, eastern and central areas, reflecting closer proximity to the Nine Mile Ride Extension.
20. The overall density in this phase equates to 35dph – this varies across the Reserved Matters site in order to help establish different character areas. The highest density (40-50dph) is to the east of the site and fronts onto the proposed alignment of the

Nine Mile Ride Extension and bus loop. Densities fall to 30-40dph in the central area of the site, and then to 15-30dph around the edges, as the development transitions into its rural surroundings / boundary hedgerow. Densities are as envisaged within the approved parameter plans and Masterplan Framework Document.

21. The current Reserved Matters application is therefore consistent with the agreed Masterplan Framework principles.

Design and Appearance

22. The Arborfield Garrison SPD recommends that the existing built form should be used to inform design. However this should not prevent more modern design from being proposed where considered appropriate. The Approved Masterplan Framework Document (MFD) includes a character analysis of the surrounding area and picks out themes that are common in the locality. The Framework goes on to specify a design approach that will allow development parcels to respond to existing character in different parts of the site.

23. The Reserved Matters site falls within the Sheerlands Character Area, where the MFD specifies that overall vernacular should take on traditional tones and materials to reinforce a more rural feel. The house type elevations are based around an emphasis on red brick, with tonal variations. Subtle distinctions between the three sub-character areas – Sheerlands Edge, Sheerlands Lane and Nine Mile Ride Extension – help to establish a transition to and from the surrounding countryside.

24. Public areas – including open space, are defined by footpaths. Open space, parking areas and streets are overlooked, providing natural surveillance. Semi-private areas – parking courtyards for example – are demarcated with different materials and defined by a sense of enclosure. Private gardens are defined by landscaping and built form – walls, fencing and hedgerow planting. Private homes are generally orientated back-to-back, ensuring restricted access to these areas.

25. The overall design is considered to be successful in its approach, is similar to that being applied to the Arborfield Garrison site and responds appropriately to relevant policy and the principles established by the outline consent.

Landscape

26. The Reserved Matters application is supported by detailed hard and soft landscaping proposals. The scheme proposes to retain existing significant trees and hedges where possible. The scheme will enhance the existing boundary hedgerow to the west and southern site boundaries. Within the development, landscaping is proposed throughout, including provision of street trees and low level planting. These measures, together with the proposed boundary treatments, would reduce and mitigate the development's impact on the landscape and is generally consistent with the advice provided by the Arborfield Garrison SPD. Equally, in the case of trees that are to be lost, appropriate replacement planting is proposed and is considered to be satisfactory by the Landscape Officer.

27. The Reserved Matters application has demonstrated that an appropriate landscaping scheme can be delivered within the layout. In terms of the landscaping proposals within the residential areas of the site, these are considered to be acceptable. However, the Green Infrastructure and Ecology officers have advised that revisions are required in respect to Trim Trail equipment in the northern open space and to a

swale/area of wet grassland to the far south of the layout. Recommended condition 10 requires the submission of a revised landscaping scheme prior to the commencement of development. However, overall the landscaping strategy for this phase is considered to be good.

Heritage

28. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect on heritage assets: development should preserve or enhance the character and setting of listed buildings. In considering designated heritage assets (such as listed buildings) the NPPF (Para 193/4) requires 'great weight to be given to the asset's conservation', and that any harm should require 'clear and convincing justification'. The MDD Local Plan (TB24) requires that '... works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building.'
29. The reserved matters site falls within close proximity of designated heritage assets, southwest of the site. These comprise the Westwood Farm group of buildings (Farmhouse, Granary and Cottage – all listed at Grade 2). A Heritage Statement has been submitted and concludes that there would be very limited harm to the setting of these buildings due to the enclosed nature of their current setting, intervening modern buildings and the hedge/tree-lined intervening Sheerlands Road, the latter to which planting is proposed to be enhanced. The Conservation Officer agrees with this analysis. Therefore, the development is considered to be acceptable in terms of its impact on heritage assets.

Residential amenity: impact on neighbouring residents and future occupiers

30. Core Strategy Policy CP3, General Principles for Development requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Wokingham Borough Council Borough Design Guide SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.
31. The application site is well separated from existing development and the proposals will not harm residential amenity. No objections have been received from neighbouring residents.
32. In terms of the relationship between dwellings within the proposed layout, the Borough Design Guide (BDG) establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank in order to achieve appropriate levels of privacy.
33. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.

34. The proposed layout complies well with the guidance on separation distances and also makes appropriate provision for outdoor amenity space: all but six of the houses meet the minimum 6m threshold, and in these cases a 10m garden is specified. It is acknowledged that on large development sites, not all properties are likely to meet all the minimum standards due to various standards that need to be applied. The acceptability of this is assessed on a case by case basis. The flats would all have access to some form of communal amenity space. In some cases this would be quite limited but these would be in the denser areas adjacent to the NMRE and bus loop road and the guidance does acknowledge that more compact gardens or alternative provision may be acceptable in some locations. Some of the flats include balconies. Taking into account other material planning considerations - in particular the need to provide adequate space for car parking and circulation and the large amount of open space that will be provided in the wider development – the provision of private amenity space is considered to be acceptable.

Internal Space Standards

35. MDDL Policy TB07: Internal Space Standards has been superseded by the 'Technical housing standards – nationally described space standard'. This new standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which the council can choose to apply given it has a policy in place for this.

36. All dwellings types – flats and houses - comply with National Space standards, meeting requirements for overall internal area.

Residential Amenity – Noise

37. Core Strategy Policy CP1, Sustainable Development and MDDL Policy CC06, Noise direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

38. 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. The outline permission also secured via condition a Construction Management Plan in order to keep disruption to a minimal. Construction activities would be temporary and Condition 44 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.

Sustainable Design and Construction

39. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). It is considered that sufficient internal and external storage could be provided to accommodate this.

40. Additionally, there is a condition in the outline permission to secure low and zero carbon technologies, so to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. This reduction can be achieved through a "fabric first" approach in addition to the use of renewal technologies.

Access and Movement

41. Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand seek to manage travel demand by a variety of measures and Policies CP10, Improvements in the Strategic Transport Network and CP19, Arborfield Garrison SDL amplify this aim, identifying specific measures relevant to Hogwood Farm, including provision of a Nine Mile Ride Extension to the A327. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the S106 legal agreement.
42. The outline planning permission was accompanied with a full Transport Assessment. This involved modelling the potential impacts of the development by using the Wokingham Strategic Transport Model and included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitment.
43. The Reserved Matters application proposes three vehicular access points to the Reserved Matters site: two from the 'bus loop' linking to the future NMRES, and another off Sheerlands Road. A further emergency access is provided onto Sheerlands Road in addition.
44. Responsibility for delivery of the NMRES falls to the Council under CIL. Notwithstanding this, the Council and the applicant are currently exploring options whereby the road would be constructed by Legal and General. It is envisaged that construction of the road could commence in late 2019, with completion in 2020/21.
45. The Council is committed to working with the developer to deliver the NMRES as soon as practically possible, and ideally in tandem with this Reserved Matters phase. However, were the Reserved Matters site to be build out ahead of the NMRES, traffic modelling has demonstrated that this phase of development could initially be brought forward with a single point of access (Sheerlands Road) without significant affects to the wider highway network. A second connection could then follow on once the corresponding western section of the NMRES had been completed.

Access and Movement – Site Layout

46. The development will provide a degree of highway connectivity between the A327 and NMRE. However, the internal layout has been designed to make this route unattractive for through-traffic / non-local road users. The s.106 that accompanies the Outline (s.73) permission has reserved land immediately to the south of phase 1. The agreement allows the Council to acquire a 21m corridor of land, should this be required in future to provide a direct connection between the NMRES and A327.
47. The proposals have been designed in accordance to the street hierarchy described in the approved Masterplan Framework Document. The main access to this parcel will be via the NMRE once open. The route from Sheerlands Road through Parcel 1 has been designed in such a way that is will not attract through traffic between the A327 and NMRES, once open. The route into the site has been designed to ensure minimal impact upon protected trees on the southern side of the access, whilst complying with Manual for Streets (MfS) forward visibility requirements. All streets meet WBC standards for carriageway widths.

48. Footways with dropped crossing points within the site have been sited at junctions to encourage the safe movement of pedestrians in all directions. The layout includes shared surfaces and private drives off the tertiary streets that provide access to some residential dwellings. These areas of road are short in length and often consist of turning heads. The layout is designed to ensure low vehicle speeds.
49. The highways layout complies with WBC policies and standards and is therefore considered to be acceptable.

Access and Movement – Pedestrian, Cycle & Equine Access

50. The primary pedestrian movement for future residents will be northward towards Arborfield, north east towards Bohunt School and also towards future bus services operating from the Nine Mile Ride Extension.
51. Bohunt School is located to the north east of site. Safe access to the school will be facilitated by footpaths along the northern extents of Parcel 1 towards the proposed western NMRES roundabout, once the road is complete. A shared foot/cycleway will provide connection northwards to the rest of the SDL. The northern arm of the western roundabout will provide a splitter island suitable in size to accommodate both pedestrians and cyclists providing access across the NMRE towards the eastern (school side) of the carriageway. During the intervening period when the NMRE is not yet open, a pedestrian / cycle access will be provided to connect to Byway 18, the school and leisure centre to the north.
52. Access to future phases of the Hogwood Farm site have also been recognised. In accordance with the Outline planning permission, a pedestrian access to the SANG will be provided prior to first occupation. Pedestrian and cycle links are provided both southward towards Parcel 2 and eastward toward Parcel 8. Subsequent phases will see the creation of a new primary school, neighbourhood centre and play areas. Access to all the facilities can be provided, in accordance with the principles established by the Outline planning permission; details will be established through future Reserved Matters application.

Access and Movement – Access to Public Transport

53. In order to ensure good public transport to the site, a phased bus strategy is required by Condition 40 of the outline planning consent. Accordingly, a strategy has been submitted in parallel with the current RM application and this allows for bus stops to be placed within 400-500m of the vast majority of all dwellings, upon completion of the NMRES and the proposed bus loop.
54. The diversion of existing bus services currently operating within the northern portion of the SDL will be reliant upon the completion of the NMRES. As such, occupations on the first phase of development at Hogwood Farm are likely to occur prior to the NMRES.
55. The closest existing bus service is at Baird Road: 800-1100m from the site. During term time, bus route 3 extends to Bohunt School (500-800m) but also only at school starting and ending hours. However, Reading Buses have agreed in principle to divert this existing service, stopping just to the west of Sheerlands Road where it meets the existing Nine Mile Ride Extension and along the NMRE northern section to serve the developments on the Garrison site. This would bring the service significantly closer to Hogwood Farm Phase 1.

56. As such, should the NMRES not be complete prior to first occupations in this phase, a bus service can be routed significantly closer to the site (c.700m for the furthest residents in phase 1) to cover the intervening period (2019 – 2021). Whilst this is not ideal, it is acknowledged that responsibility for delivery of the NMRES (and thus linkages to closer bus stops) rests with the Council and that the development is ultimately capable of meeting relevant policy requirements in the long term. Therefore, on balance, the scheme and approach is considered to be acceptable in terms of public transport accessibility in this instance.

Access and Movement – Parking

57. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, condition 40 requires reserved matters to incorporate car parking in line with the Council’s standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.

58. A summary of the car parking provision is provided on the table below:

	Nos.	ratio of 178
Total Visitor	38	0.21
Total Unallocated	25	0.14
Total Visitor & Unallocated	63	0.35
Total Allocated	333	1.87
Total Garages	54	0.30
Total Allocated & Garages	387	2.17
Total Visitor, allocated & garages	425	2.39
Total Tandem Parking	69	0.39

59. An average of 2.22 car parking spaces is available per dwelling, based on 333 allocated plus 63 unallocated / visitor, giving 396 spaces in total (not including garages). Including garages (counted as 0.5 spaces per single garage) there are 425 spaces; an average of 2.39 spaces per dwelling. The distribution of parking is proportionate relative to the size of each dwelling / apartment block. Visitor parking is also well distributed through the development and this is provided in bays which are off-set from the carriageway.

60. On this basis, the level and distribution of parking is in accordance with WBC standards and is considered acceptable.

Access and Movement – Cycle Storage

61. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 35 of the outline planning consent requires cycle parking and storage in line with the Council’s standards at the time. These are set out in MDDL Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.

62. Cycle parking for houses will be provided on plot. Apartments have generally been specified with sufficient space for cycle storage/parking. However, provision for a small number of these units is unclear and further details are required to ensure compliance with the above requirements. Condition 8 refers

Flooding and Drainage

63. 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 Wokingham 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 and new ponds.
64. At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding. No housing development is located within areas that flood and therefore the proposal is considered acceptable in this regard.
65. The outline planning permission established approved details for a surface water drainage scheme. In terms of residential development in Phase 1, the scheme relies in a SUDS basin being constructed within the SANG, which falls outside of the Reserved Matters site boundary. Basin details have been approved as part of the Outline (s.73) planning permission. Recommended condition 9 requires the basin to be completed within the SANG prior to first occupation within the Reserved Matters site. The Reserved Matters details are consistent with the outline drainage scheme and is therefore considered to be acceptable.

Noise

66. 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.
67. The outline permission requires the submission of a Construction Environment Management Plan (CEMP) prior to commencement. This will commit the developer to use specific routes for site delivery traffic, as well as a variety of other measures to minimise noise, dust, mud and other potentially disruptive activities. Hours of construction are controlled by outline condition 44, which limits operations on site to between the hours of 08:00 am and 06:00 pm Monday to Friday and 08:00 am to 01:00 pm Saturdays and at no time on Sundays or Bank or National Holidays.
68. The Environmental Health officer is satisfied with the application and therefore there is not considered to be significant impacts to the occupants of the proposed dwellings.

Ecology

69. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
70. The outline planning permission requires the submission of a Landscape and Ecological Management Plan (LEMP) for each Reserved Matters development phase. Accordingly, the current application is supported by a LEMP to address mitigation, contingency and enhancement measures identified in the supporting

Environmental Statement. Further supporting information is also provided in relation to evaluation of impact on ancient woodland, hedgerows and protected species. The Ecology Officer is satisfied that appropriate mitigation has been specified.

Thames Basin Heaths Special Protection Area

71. 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 site 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 and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
72. The development will be mitigated by the provision of 29.8ha Suitable Alternative Natural Greenspace (SANGS) in the far south west of the outline application site. The SANG and been designed to provide sufficient space required to compensate for the growth in resident numbers associated with the Hogwood Farm development. Appropriate linkages will be provided to a neighbouring SANG at West Court that will be provided in respect to the AGLC development at Arborfield Garrison.
73. The s.106 legal agreement requires the SANG (including pedestrian access) to be completed prior to occupation of any dwellings on the site and to agree an appropriate management plan with the council.

Archaeology

74. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Evaluation report has been submitted and identifies that archaeological features, possibly medieval or post-medieval in date, have been recorded within the application area. Further mitigation will be required in the form of excavation, prior to development commencing. Berkshire Archaeology have recommended a planning condition to require the implementation of this mitigation – to include site investigation, recording and assessment. Condition 12 refers.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison 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.

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Sheerlands Rd, Hogwood Farm	181422 Nick Chancellor	Legal & General	<p>Comments by 12th July (extension approved) 1 letter objecting. Application for approval of reserved matters pursuant to outline planning consent O/2014/2179. The reserved matters comprise details of 178 dwellings with access from Sheerlands Rd and the proposed NMR extension, associated internal access roads, parking, landscaping, open space, footpaths/cycleways and sustainable urban drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.</p>	No comment.	25.7.18	

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From: Arborfield & Newland Parish Council
To: [Planning Enquiries](#)
Cc: [Nick Chancellor](#)
Subject: PA 181422 - Adjoining Parish Consultation - Hogwood Farm, Sheerlands Road
Date: 18 July 2018 16:17:01

The Parish Council has no comments to make regarding this application.

Kind Regards,

Alison Ward
Parish Clerk
Arborfield & Newland Parish Council
The Parish Office, Arborfield Village Hall
Eversley Road, Arborfield, Berkshire, RG2 9PQ

0118 976 1489
www.arborfield.org.uk

The Parish Office is open 10am - 12noon, Monday to Thursday

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From: Barkham Parish Council Clerk
To: [Planning Enquiries](#); [Nick Chancellor](#)
Subject: Application 181422 - Hogwood Farm
Date: 27 June 2018 11:02:24

Dear Nick

181422 – Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179. The Reserved Matters comprise details of 178 dwellings with access from Sheerlands Road and the proposed Nine Mile Extension (NMRE), associated internal access roads, parking, landscaping, open space, footpaths/cycleways and Sustainable Urban Drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined.

Barkham Parish Council have no comments on this application

Ellen Tims
Clerk to Barkham Parish Council

Barkham Parish Council
Arborfield Green Community Centre
Arborfield
Reading
RG2 9ND

0118 976 2089

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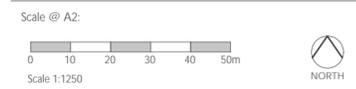
105

Westwood Cottage

SHEERLANDS ROAD

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 SITE BOUNDARY
7.013ha / 17.329ac



Rev	Date	Drawn	Checked
A	20.08.18	KM	BB
RED LINE UPDATED			

Date: MAY 2018
 Drawn by: MC Checked by: BB
 Drg No: CB_12_103_P1_000 Rev: **A**

Project: HOGWOOD FARM
FINCHAMPSTEAD

Title: SITE LOCATION
PLAN

Client: 



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BURNHAM PLOT 119

YORK PLOT 118

DRAYTON PLOT 117

FARRINGDON PLOT 116

FARRINGDON PLOT 113

DRAYTON PLOT 114



DRAYTON PLOT 114

BURNHAM PLOT 115

BURNHAM PLOT 104

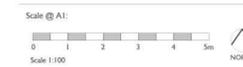
FARRINGDON PLOT 105



CHADWELL PLOT 101

BURNHAM PLOT 102

BURNHAM PLOT 103



Rev	Date	Drawn	Checked

Project: HOGWOOD FARM FINCHAMPSTEAD
Title: SHEERLANDS EDGE STREET SCENES



Date: APRIL 2018
Drawn by: KD
Checked by: BB
Dwg No: CB_12_103_PI_SE_SS_02
Rev:

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111



Project: HOGWOOD FARM
FINCHAMPSTEAD
 Title: SHEERLANDS LANE
STREET SCENES
 Client:



Date: APRIL 2018
 Drawn by: KEL Checked by: BB
 Dwg No: CB_12_103_P1_SL_SS_02 Rev:

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FARRINGDON PLOT 98 MARYLAND 1 & 2 PLOT 71-79 IVER PLOT 70 ASHFORD PLOT 69 ASHFORD PLOT 68 ASHFORD PLOT 67 ASHFORD PLOT 66



CREWE PLOT 53-58 SOUTHGATE PLOT 52 PENRITH PLOT 51 PENRITH PLOT 50 PENRITH PLOT 49 PENRITH PLOT 48



SOUTHGATE PLOT 47 CREWE PLOT 41-46 FARRINGDON PLOT 65

113

Scale @ A1:
 0 1 2 3 4 5m
 Scale 1:100

Rev Date Drawn Checked

Date: APRIL 2018
 Drawn by: KEL Checked by: BB
 Dwg No: CB_12_103_P1_SL_SS_03 Rev:

Project: HOGWOOD FARM FINCHAMPSTEAD
 Title: SHEERLANDS LANE STREET SCENES
 Client: 


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Agenda Item 51.

Application Number	Expiry Date	Parish	Ward
181982	Planning Performance Agreement	Barkham, Finchampstead, Swallowfield, Arborfield	Barkham, Finchampstead South, Swallowfield, Arborfield

Applicant	Millgate Homes C/O Savills
Site Address	Arborfield Garrison and adjoining land, RG2 9LN
Proposal	Reserved Matters application for Parcel M only following Outline Planning Permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval: Access, Appearance, Landscaping, Layout and Scale (Parcel M)
Type	Reserved Matters
PS Category	7
Officer	Alex Thwaites
Reason for determination by committee	Major application – SDL

FOR CONSIDERATION BY	Planning Committee on Wednesday 14 November 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application relates to land east of Princess Marina Drive within the designated Arborfield Garrison Strategic Development Location (SDL). Outline planning consent for the site was granted under planning application O/2014/2280 which established the principle of access to the site together with development parameters.</p> <p>The principle of development in this location has been established through its allocation by policy CP18 of the Core Strategy and through the Spatial Framework Plan within the Arborfield Garrison Supplementary Planning Document together with the outline planning permission.</p> <p>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 Arborfield Garrison 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 Arborfield Garrison and triggers for its delivery.</p> <p>This current application is for reserved matters application for 37 dwellings, which represents phase nine of the Arborfield Garrison development. The application seeks permission for the details of appearance, landscaping, layout and scale only. Conditions applications have also been submitted in parallel to the reserved matters which seek approval for other detailed matters such as flooding and drainage, It should be noted that a Flood Risk Assessment was submitted and approved as part of the Outline scheme for this site and the wider Arborfield Garrison.</p>

The application is before the Planning Committee as it is a reserved matters application associated with major development that is recommended for approval. It is considered that the development would be a sustainable development that represents the ninth stage of the Arborfield Garrison development and would not have a significant detrimental impact on the character of the area or on the amenities of the existing residents.

The site is located off Princess Marina Drive in a very central area of the Strategic Development Location (SDL). The north of Parcel 'M' is bordered with existing open space and the St Eligius Church. The proposed linear park and listed Stables are located to the southern border. To the immediate east of the proposal lies existing dwellings that lie outside of the original outline red line. The topography of the site is relatively flat and key features are only the rear boundaries of the adjacent properties. The masterplan has been designed in order to retain the mature vegetation to the north as well as leaving space for screening of the stables and linear park.

The proposal would provide for an adequate level of amenity for the future occupants of the dwellings together with an acceptable impact on ecology, traffic, highway safety and flood risk in addition to contributing to the delivery of infrastructure provided jointly by the wider SDL. Given the location of the site there is no impact resulting to existing residential amenities.

In design terms, the proposal meets all the council's standards, in particular garden depths and parking standards. Equally, the proposals follow the parameters set out in the outline application and the development comprises of medium density residential units which are restricted at two and a half stories. The actual design of the units features a more traditional design that is successfully reflective of the recent phase of development as well as being compliant with Wokingham Borough Council policies.

The proposals are considered to represent high quality development and therefore it is recommended that Reserved Matters are approved subject to conditions outlined below.

PLANNING STATUS

- Strategic Development Location (SDL)
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone
- Site of Special Scientific Interest 500m Buffer - Longmoor Bog
- Affordable Housing Thresholds
- Farnborough Aerodrome Safeguarding Consultation Zone
- Potentially Contaminated Land - Sewage Works (Disused)
- TPOs Served
- Bat Roost

RECOMMENDATION

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

A. Conditions and informatives:

Conditions:

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

2. Plans

The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

- Plans and Document list to be finalised for Members update.

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. Landscape Maintenance and Management

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

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

4. Car parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space(s) has been provided in accordance with the approved plans. The vehicle parking space(s) 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.

5. Access Prior to Occupation

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.

6. Public Transport Strategy

Prior to the occupation of development an updated Public Transport Strategy specifically for Princess Marina Drive (South), including the location of bus stops and bus shelters, shall be submitted to and approved in writing by the local planning authority. The Public Transport Strategy specifically for Princess Marina Drive (South) shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission. Equally, this permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act that accompanies planning permission O/2014/2280 dated 02/04/2015.
2. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

PLANNING HISTORY		
Application Number	Proposal	Decision
SO/2010/0611	EIA scoping opinion	23/4/2010
O/2013/0600	Outline application for 2000 dwellings and supporting infrastructure.	Withdrawn 19/11/2013
O/2014/2280	<p>OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p>	Approved 02/04/2015

	PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
150162	Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds) – 'Phase One'	Approved 26/11/2015
153336	Reserved Matters application pursuant to planning consent O/2014/2280. The application relates to the Nine Mile Ride Extension, School Access Road and A327 Roundabout. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 24/03/2016
161536	Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marina Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SUDS), relating to (parcel T) land – 'Phase Two'	Approved 14/09/2016
161747	Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping, open space, footpaths,	Approved 23/11/2016

	bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land – ‘Phase Three’	
170686	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access From the Nine Mile Ride Extension (NMRE), with associated internal access roads, paths, circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works. (Parcels H, I and J) – ‘Phase Four’	Approved 24/07/17
171333	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 79 dwellings with access from Biggs Lane, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways, Sustainable Urban Drainage (SuDs) sub-station and gas governor – ‘Phase Five’	Approved 09/08/2017
172005	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, parking, landscaping and open space, footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation (Parcel Q) – ‘Phase Six’	Approved 22/01/18
173734	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 12 dwellings with access from Sheerlands Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycleway, Sustainable Urban Drainage (SuDs) (Parcel K) – ‘Phase Seven’	Approved 11/04/2018
181658	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School	Pending

	Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2) – ‘Phase Eight’	
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SUMMARY INFORMATION	
For Residential	
Site Area	1.12ha
Existing units	MOD Use
Proposed units	37 units
Proposed density - dwellings/hectare	33 d/ha
Number of affordable units proposed	7 units and 15% commuted sum
Previous land use	Brownfield site (MOD)
Proposed parking spaces	97
Proposed units	37units

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No objection
Southern Gas Networks	No objection
SEE Power Distribution	No comments received
Thames Water	No objection
NHS Wokingham Clinical Commissioning Group	No comments received
WBC Biodiversity	No comments received
WBC Conservation	No objection subject to appropriate landscape buffer on southern boundary.
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No comments received
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	No objection
WBC Property Services	No objection
WBC Public Rights of Way	No objection

REPRESENTATIONS	
Arborfield Parish	No comment received at time of writing.
Finchampstead Parish	“Objection, the roofs on street scene C & D appear disproportionate with the size of the property. Out of keeping with other plots within the development. We have concerns over the number of parking spaces provided, is there adequate to avoid street parking. Valuable trees should be retained”

	<p>Following resubmission: No comment received at time of writing.</p> <p><i>[Officer Note: Roof types have been amended, parking in accordance with standards and high value trees have been retained where possible]</i></p>
Barkham Parish	<p>“On document 181982pl 03- Street Scenes 1 (1) the small houses in Street scene C and D (design shown in document 181982pl HT 305-02(1)) are not in keeping with the area. A more sensible approach to get the number of bedrooms in these houses would be to make them 2 storey semi-detached houses by building over the garage and creating extra floor space for the 3rd bedroom, this could also possibly enable them to become 4-bedroom houses. The design of the houses is very unattractive, in fact the committee thought they look like mushrooms.</p> <p>It is hoped that checks have been made to ensure the large houses on elevation B are not visible when looking up to the stables from the Village Green, as this will spoil the view of the Ancient Monuments”</p> <p>Following resubmission: Re-consultation comments received regarding:</p> <ul style="list-style-type: none"> • Materials <i>[Officer Note: there is a condition on the outline that secures the materials for the new developments in the Arborfield SDL]</i> • Overhang on dwellings <i>[Officer Note: this is secured through Building Control, however the point is noted]</i> • Impact on Ancient Monument <i>[Officer Note: through the resubmission the amount of planting along the boundary with the Stables has significantly increased]</i>
Local Members	No comments received.
Neighbours	<p>One neighbour letter received regarding:</p> <ul style="list-style-type: none"> • Lack of investment from the Council to cope with developments • The site is not large enough for 37 units • Removal of vegetation • Issues with the proposed drainage systems • Working hours • Contamination potential

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	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)
	CP12	Green Belt
	CP13	Town Centres and Shopping
	CP14	Growth and Renaissance of Wokingham Town Centre
	CP15	Employment Development
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	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
	TB01	Development within the Green Belt
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space standards
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB15	Major Town, and Small Town/District Centre Development
	TB16	Development for Town Centre Uses
	TB17	Local Centres and Neighbourhood and Village Shops

	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

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 Arborfield Garrison 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 Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
3. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
4. Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015. This established the principle for development for the site together with access for up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS). These were considered against the relevant Core Strategy policies and Local Plan policies. The current application seeks reserved matters approval for appearance, layout, landscaping and scale. Other issues such as updating the Flood Risk Assessment and Phasing are being considered under separate conditions applications.
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 wide 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.

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.

Site Description

7. The application site relates to an area of land within the Outline application that lies in a central point in the SDL adjacent to existing properties on Tope Crescent. The application site, referred to as 'Parcel M' at outline, is immediately adjacent to Princess Marina Drive and the Linear Park.
8. As described in the Outline application the existing land use of the site comprises of the vacated Arborfield Garrison (MOD use), which is currently not accessible to the public.

Dwelling Mix:

9. 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.
10. The accommodation on the site would be provided within both flats and houses. The mix of dwelling types allows for a mix of smaller units, like for example 2 bed dwellings, with larger houses (3 beds) and apartment buildings which allows for an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households on the market.
11. The table below shows a breakdown of the mix of dwelling types and units on the ninth phase.

		Private	Affordable	Total
Apts	1 bed	n/a	4	4
	2 bed	n/a	3	3
Houses	2 bed	4	n/a	4
	3 bed	26	n/a	14
Total		30	7	37

12. When considering the site within the wider context and the previously approved phases, the proposal is considered acceptable and provides a good balance of accommodation on the site.

Masterplan – Layout

13. 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 Arborfield Garrison 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.

14. Core Strategy policy CP18, *Arborfield Garrison Strategic Development Location* sets out the concept rationale for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy

15. Further design guidance is provided by the Arborfield Garrison 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.
16. It is important to set out the site in the context of the wider planning permission for Arborfield Garrison. The application parcel itself forms a discrete part of the Arborfield Garrison planning unit. In order to ensure consistency of design for the entire development, the Arborfield Garrison planning consent established design principles including indicative parameter plans for development limits, density and building heights. Further design guidance was also included within the Design and Access Statement.
17. To build upon these principles, a requirement of the outline planning permission was for the applicant to submit a design code with the submission of reserved matters applications. The purpose of the design code is to ensure continuity of development across the site and the application of Garden Village principles in the design. In accordance with this requirement, the applicant has provided these details which have demonstrated the overarching principles for the entire site and are acceptable. The design principles outlined in the code will be expected to be incorporated to the wider Arborfield Garrison planning unit.
18. The submitted masterplan recalls the principals within the outline planning application and design code. To reflect this and inform diversity of development, the applicant has applied two different character areas to the layout (*Courtyard/Lanes* and *Green Grid*). Within these areas, differing street typologies, building heights and landscaping have been applied to promote variety and also manage vehicle speeds throughout the site. In addition, consideration has been applied to the relationship of the site and the constraints of the surrounding area through the application of these differing character areas and each of the character areas are further discussed below.
19. The ‘Green Grid and Village Green’ character area is a varied streetscape, consisting of terraced, semi-detached and detached dwellings with 2 & 3 storey apartment blocks acting as ‘waymarkers’. The ‘Green Grid’ is the character area that is immediately adjacent to Princess Marina Drive and the area forms the gateway to the parcel of development.

20. The 'Courtyard/Lanes' character area is located in a central and eastern location within the parcel and is immediately adjacent to the existing dwellings to the east. This areas will often be shared surfaces with pedestrian priority. The scale of homes will reflect this more intimate space, generally being two storey, given its location.
21. Overall, these character areas are considered to work well within the site and offer diversity and interest to the layout.

Masterplan – Density

22. Design principles 3 (a-g) are outlined in the Arborfield Garrison SPD and are concerned with the character of the development, including the density of development. The Core Strategy approach for the Arborfield Garrison SDL in respect to density is outlined in Appendix 7 which indicates an average density of 30-35 dwellings per hectare (d/ha) across the SDL. Equally the Arborfield Garrison planning consent established 'Parcel M' to be of '*medium density*' (27-37 d/ha).
23. The overall density proposed by the application is 33 d/ha based on a 1.12ha developable area. This approach is considered consistent with the advice provided by the SPD, the previously approved outline application and the overall density of development is in line with Appendix 7 of the Core Strategy and is therefore acceptable.

Masterplan – Design and Appearance

24. In terms of the detailed design of the buildings, the Arborfield Garrison SPD recommends that the existing built form should be used to inform the design. The Design and Access Statement and Design Code include a character analysis of the surrounding area and picks out themes that are common in the locality. These have been used to help inform the design style of the dwellings which generally take on a more contemporary form of design that take clear character references from the local vernacular architecture. The design should also be influenced and consistent with the Garden Village Principles as well as previously approved parcels on the wider SDL.
25. Throughout the site, the applicant has provided a good range of housing types and styles ensuring that there is diversity in the built form and a range of housing for future occupants. The application of character areas outlined above also helps provide variety throughout the site. In addition, there is diversity in the style of the dwellings achieved through detailing such as tiles on some house types and brick work details on others. This helps to provide a clear and legible neighbourhood.
26. Comments have been raised by officers and the Parish Council over the design of some of the houses on the initial submission. As such the applicant has responded to these concerns and revised the plans to incorporate a more traditional type dwelling that is less 'top heavy' in appearance. The Parish also commented regarding the amount of overhang on the dwellings, which is controlled by Building Control regulations and the materials to be used, which is controlled by condition. However the revised design is considered appropriate and the comments received will be considered at condition stage and appropriate materials, which are in keeping with the character of the area will be used.

27. Whilst the proposal introduces a traditional design into the SDL, the NPPF states *planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.* The proposal consists of features that are found in the local vernacular. It is considered that the applicant has carefully considered the design in the context of the surrounding area and proposes a design that is respectful to the character of the area.

28. The revised design approach for all of the dwellings is considered appropriate and successful in its approach and respects the context of the site location and in accordance with the advice provided by the NPPF, policies CP1 and CP3 together with the Arborfield Garrison SPD and Supplementary Planning Guidance. The proposal is therefore considered acceptable and represents high quality development.

Masterplan – Landscape

29. The landscape character of the site should be driven by the Garden Village Principles, the internal character areas described above and in accordance with Condition 13 of the original outline permission, the *Overarching Landscape Strategy*.

30. The proposed layout retains existing landscape features including existing mature trees on the eastern boundary of the parcel. Proposed and existing mature trees and landscaping will help to soften the built development from the outset, as well as retaining the strong verdant character to the north of the parcel. These measures together with the proposed boundary treatments would reduce and mitigate the proposed development's impact on the landscape and is generally consistent with the advice provided by the Arborfield Garrison SPD. Equally, in the case of protected or mature trees that are to be lost, appropriate replacement planting is proposed and is found satisfactory by the Landscape Officer.

31. One of the key landscape assets that is to be expanded is the mature vegetation located to the south of the site. The proposal will introduce a landscape buffer from within the site that will shield the development from the scheduled ancient monument located within the vicinity of the site, the Stables. This buffer will include significant vegetation which will be enhanced further by planting within linear park when that application comes forward, therefore screening the development from views within the park and from the stables.

32. Where possible existing trees are to be retained and there would be no loss of any species considered significant by the Landscape Officer. New vegetation is proposed within the site layout which would help soften the built form and provide a verdant character along the areas of public open space. The Landscape Officer has assessed the submitted plans and documents and is satisfied with the proposal at this stage subject to a condition relating to the landscape management.

Masterplan – Impact on The Stables

33. This parcel of land is located immediately to the north west of the Infirmary Stables, a Scheduled Ancient Monument (SAM). The NPPF and the Council's adopted policies Core Strategy CP3 and TB24 of MDD LP seek the protection of heritage

assets. During the course of the outline planning permission, it was established that the SAM buildings (east and west range) would be repaired and that the proposed development would acknowledge and respond positively to its setting.

34. The setting of a heritage asset has no defined boundary, but is described as the surroundings within which the asset is experienced. The area of open land to the south and east of the stable buildings is known to have been used for exercising sick horses and grazing, and has been retained in the approved scheme as open space and a link between the east and west green corridors. Views of the SAM from this open area to the south will be preserved, assisting an understanding and appreciation of the role these buildings played during the early C 20th war effort.
35. The area to the north of the SAM, including the application site, is important because this is known to also have had a functional relationship with the surviving stable buildings, accommodating additional buildings associated with the treatment of sick horses, and additionally it forms the backdrop to important views of the stable buildings from the open area to the south. Following the resubmission of plans, a more extensive landscape buffer has now been included within the application in order to screen views of the development when considering the SAM. At outline this parcel was always considered for residential and development and therefore there is a balance that needs to be considered between this development and the impact on the SAM. The proposed landscape buffer as well as the reinforced landscaping within the Linear Park to come are considered to be appropriate and therefore it is considered that there is no significant harm caused to the SAM and the proposal is considered acceptable in this case.

Masterplan – Conclusion

36. The design approach taken to inform the layout and appearance of the buildings is considered to respond well to the existing landscape features, context of the site and surrounding area. The applicant has satisfactorily demonstrated a comprehensive approach to the delivery of the dwellings under consideration by this reserved matters application. This has been achieved through applying the principles of the design code in the proposed layout and the principles of the Garden Village.
37. Overall, it is considered that the proposal would not have a significant detrimental impact on the character of the area and is broadly in accordance with the principles of the relevant planning policies and supplementary planning advice.

Residential Amenity – Impact upon 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. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
39. The site is located adjacent to the existing properties at Tope Crescent, all of whom have gardens in excess of 20 metres to the rear boundary. This distance coupled with the location of the two storey proposed dwellings away from the boundary gives a separation distance of over 22m which is the requirement of the Borough Design Guide. Given the size of the separation distances and the onsite conditions, it is considered that there would be no significant impacts to existing residents in terms of overlooking, loss of light and overbearing.

Residential Amenity – Noise

40. 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. The outline permission also secured via condition and s106 the Construction Management Plan and construction routes for the proposal in order to keep disruption to a minimal. Construction activities would be temporary and Condition 68 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.
41. 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

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

Private Amenity Space

43. The Borough Design Guide sets a minimum garden depth of 11.0 metres. In terms of the submitted masterplan, the proposed layout complies with these requirements with all houses meeting the minimum threshold. For some of the proposed houses, the garden areas are untraditionally shaped, such as Plot 27 and Plot 22, however these are considered usable and would still meet the required distance. Overall, it is considered the development will provide acceptable levels of private amenity space for the future occupants of the dwellings and is in accordance with policy. There is also an excellent level of outdoor public amenity space provided as part of the development.

Internal Space Standards

44. With respect to internal floor space of the units, since 1st October 2015 national space standards have been in place as the Technical housing Space Standards. The dwellings comply with National Space standards, meeting requirements for overall area, bedroom sizes and storage allowances. The apartment units have also been designed to Lifetime Homes requirements.

Security

45. The layout of the masterplans takes into account the security required for a residential scheme. For example the apartment buildings face unto Princess Marina Drive and the open space to the South. Equally, the car parking for properties are well overlooked and dwellings located on the periphery are orientated to overlook public paths. The layout also means that there are back to back relationships which restrict access to private amenity space.

Noise

46. 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. The Environmental Health officer is satisfied with

the application and therefore there is not considered to be significant impacts to the occupants of the proposed dwellings

Sustainable Design and Construction

47. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). It is considered that sufficient internal and external storage could be provided to accommodate this.
48. Additionally, there is a condition in the outline permission to secure low and zero carbon technologies, so to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'.

Access and Movement

49. The outline planning permission established the access down Princess Marina Drive and was accompanied with a full Transport Assessment. This involved modelling the potential impacts of the development by using the Wokingham Strategic Transport Model which included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitment. It was demonstrated as part of the outline 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. It should be noted that most of the highways related matters are being assessed in detail under separate conditions applications.
50. The access through the SDL, Princess Marina Drive, was operationally assessed at the outline stage and identified to function satisfactorily. A Road Safety Audited was also undertaken. These outline proposals also include pedestrian, cycle and equestrian facilities along the site frontage of Biggs Lane.

Access and Movement – Site Layout

51. As outlined above, the use of character areas ensures that there is a variety of street hierarchy proposed for the site. The principle accesses to the site would be from Princess Marina Drive. The main access is located to the south west of the site off Princess Marina Drive and this serves the majority of the properties as well as the apartments that have rear access. A second, smaller access is located to the north of the main access and this serves eight of the proposed properties.
52. The proposal has been designed in accordance to the street hierarchy detailed in the Parcel M design code, which allows the 'Green Grid' / 'Village Green' character area that covers the site, to act as one the main streets in the development that links to Princess Marina Drive. The road has been designed to be within the 5.5m category as well as including a service strip and footpath on either side.
53. Additionally, the proposal includes shared surfaces and private drives off the tertiary streets that provide access to some residential dwellings. These areas of road are short in length and often consist of turning heads which will ensure low

vehicle speeds within these zones. Overall the site layout is considered acceptable and represented high quality development.

Access and Movement – Car Parking

54. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, condition 40 requires reserved matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.

55. A summary of the car parking provision is provided on the table below:

	nos	ratio of 37
Total Visitor	13	0.35
Total Allocated	70	1.89
Total Garages	14	0.38
Total Allocate & Garages	84	2.27
Total Visitor, allocated & garages	97	2.62
Total Tandem Parking	20	0.54

56. The application proposes a total of 97 spaces for 37 dwellings, of which 83 spaces allocated or visitor spaces and 14 garages.

57. This parking is in accordance with the WBC parking standards (WBC demand calculator assumes that garage accommodation accounts for 0.5 spaces per dwelling) and the amount of parking is proportionate to the size of dwelling that it is intended to serve. The parking for the proposed dwellings is provided on plot with apartment parking also being located on plot. Parking spaces on the driveways have been set out to minimise vehicles that can potentially block driveways. Visitor parking is also well distributed through the development and this is provided in bays which are mainly off-set from the carriageway to reduce the level of on carriageway parking.

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

Access and Movement – Pedestrian, Cycle & Equine Access

59. There are excellent connections to pedestrian and cycle routes, with the pedestrian and cycle route along Princess Marina Drive which links to the previously approved flexi-pave bridleway that fronts Biggs. Conditions within the outline application have secured connections from the site although this will come in later phases as per the phasing strategy. This pedestrian and cycle route connects to the Greenways linking to Finchampstead to the east, Barkham to the north and the Garrison redevelopment north-westwards.

60. Given Parcel M is the ninth phase of the wider Arborfield Garrison development it is acknowledged that permeability across the wider area remains limited at this early stage, when in comparison to how it will be when the wider SDL is complete. However the applicant and the Council are working to ensure links are established early on in the development process to help promote sustainable routes across the wider area and that future residents can move between parcels easily.

Access and Movement – Cycle Storage

61. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 29 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDLDP Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.
62. Cycle parking is provided on site both within garages and sheds where there are no garages. Garages have minimum dimensions of 6.0 meters in length and 3.0 meters in width to be included as cycle space. All dwellings and apartments have been provided with sufficient space for cycle storage/parking in accordance with the above requirements and as such the proposals are considered acceptable on this basis

Access and Movement – Access to Public Transport

63. In order to ensure good public transport to the site, a public transport strategy has been secured by Condition 33 of the outline planning consent. This secured the use of Princess Marina Drive as a primary street with bus stops being located in the area adjacent to Parcel M. This provides access to the existing Leopard services to Reading and Wokingham. These services will become more frequent with additional subsidised services phased in, as set out in the public transport strategy. A condition is suggested in order to secure the safe location of the bus stops along Princess Marina Drive.

Flooding and Drainage

64. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and Arborfield Garrison SPD generally requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.
65. At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding, as indicated by Flood zone 1 on the Environment Agency's Flood map. No housing development is located within areas that flood and therefore the proposal is considered acceptable in this regard.
66. Drainage was fully assessed at outline stage, the Council and the EA were satisfied that the site has sufficient storage capacity and that the provision of SUDs, which will incorporate flood attenuation ponds, can be accommodated on-site and will mitigate the impacts of the development. The benefit of SUD's over the existing field use is that these should improve the current situation by preventing water from running off the land too quickly.
67. However in order to ensure no harm occurs a surface water drainage scheme for the site, based on sustainable drainage principles is required to be submitted for review as part of the conditions imposed. This is being assessed under a separate

condition application (Condition 41 of O/2014/2280) however there is sufficient capacity within Parcel M to accommodate the SUDS for this development which are incorporated into the highway drainage system.

68. Given flooding and drainage issues will be considered in detail under separate condition submission and mitigation can be accommodated within the site, there is no objection to the proposed layout in respect to the reserved matters submission.

Thames basin Heaths Special Protection Area

69. 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 Arborfield Garrison 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.

70. The development will be mitigated by the provision of the Suitable Alternative Natural Greenspace (SANGS) In the north-eastern part of the outline application site ("Northern SANGS") and at West Court ("West Court SANGS"). This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this phase of the Arborfield Garrison development. Planning permission for the SANGs has been granted under the outline consent (Ref: O/2014/2280) 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. The SANG will be open prior to first occupation.

Ecology

71. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. The Biodiversity Officer has assessed the application and is satisfied that there would no significant impact on ecology.

Archaeology

72. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Evaluation report for the proposal was submitted and Berkshire Archaeology are satisfied that, given the nature of the features encountered, no further archaeological investigation will be required on this parcel.

Affordable and Specialist Housing

73. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing which echoes Appendix 7 of the Core Strategy

74. The application proposes 7 units of affordable housing on site. Under the Outline permission the s106 sought a commuted sum for the provision of off-site affordable housing in order to secure the 35% affordable housing required for the application. This units will be provided elsewhere by the Council, such as at Gorse Ride for example and therefore the onsite provision is considered acceptable.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison 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.

PLANNING REF : 181982
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 23/10/2018

COMMENTS:

181982 Land at Parcel M, Arborfield Garrison
Reserved Matters application for Parcel M only following Outline Planning
Permission O20142280 for the erection of 37 dwellings. Matters seeking
approval: Access, Appearance, Landscaping, Layout and Scale.

Revised additional plans

Barkham Parish Council met with the
Millgate Homes Team to discuss the new designs and plans. From this meeting
Barkham Parish Council would like to submit the following comments:

The roof tiles appear to be a lot darker in colour than the bricks on the
plans. In discussions with the team at Millgate homes they informed us that the
bricks and tiles will have different colours from those chosen and will be
intended to complement each other. It is hoped that the choice of materials
used in construction will be successful, as this could soften the top heavy
appearance shown in some of the drawings.

The Council support the plans to have extra trees and greenery along the road
to add a degree of screening of the new development.

The Council approves of the increased parking allocation and that each dwelling
has been allocated 2 parking spaces, even the apartments with the unallocated
parking have 2
spaces.

The Council have concerns regarding the amount of overhang on the dwellings.
Millgate Homes have agreed to reduce this overhang by half, and as long as this
occurs the council have no objections on the designs of the dwellings.

The Council would like confirmation that checks have been made to ensure the
large houses on elevation B are not visible when looking up to the stables
from the Village Green, as this will spoil the view of the Ancient Monuments.
The team have
assured the Council that there are plans to do lots of planting to allow the
development to blend in with the landscape, it is hoped that this does occur.

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From: [Clerk](#)
To: [Alex Thwaites](#)
Subject: 181982 - land at parcel M Arborfield Garrison
Date: 17 August 2018 10:00:38
Attachments: [image001.png](#)

Hi Alex

Arborfield Garrison, land at Parcel M	181982 Alex Thwaites	Millgate	Adjoining parish consultation. Comments by 29th Aug. 1 letter objecting. Reserved matters application for Parcel M only following outline planning permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval, access, appearance landscaping, layout and scale.	Objection, the roofs on street scene C & D appear disproportionate with the size of the property. Out of keeping with other plots within the development. We have concerns over the number of parking spaces provided, is there adequate to avoid street parking. Valuable trees should be retained.	15.8.18	
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Regards Anna

Assistant to the Clerk: Mrs A. Kent
Finchampstead Parish Council
FBC Centre, Gorse Ride North
Finchampstead
Berkshire RG40 4ES

0118 908 8164

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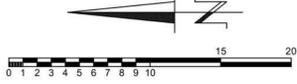
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House Type	Number	Tenure
203	4No.	Private
303	14No.	Private
305	3No.	Private
402	9No.	Private
	30No. Total	

Flat Type	Number	Tenure
1 Bed	4No.	Affordable
2 Bed	3No.	Affordable
	7No. Total	



REVISIONS	No.	DATE	COMMENTS
	A	27.09.2018	Updates to suit LPA comments



Detailing of landscaping & allotment outside of site boundary taken from Outline Masterplan.

KEY

- Proposed Trees
- Trees to be removed
- New 1.8m high timber c/b fence
- Vehicle Electric charging points
- New 1.8m high brick wall
- New 1.8m brick piers / timber c/b fence

PROJECT ADDRESS: Arborfield, Parcel M.		
DRAWING TITLE: PLANNING SITE LAYOUT - 'TECHNICAL'		
SCALE: 1:250 @ A1	DRAWN BY: MR/AD	DATE: March 18
PROJECT No: P691	DRAWING No: 02	REVISION No: A
STATUS: PLANNING		

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Agenda Item 52.

Application Number	Expiry Date	Parish	Ward
181694	16 November 2018	Wokingham Town	Evendons;

Applicant	Mr B and CM Maughan
Site Address	Land Off Blagrove Lane Wokingham
Proposal	Application for the variation of condition 1 (names of residents) and condition 2 (number of pitches) of appeal reference 3085493 dated 15/1/18
Type	Full
PS Category	1
Officer	Laura Callan
Reason for determination by committee	Listed by Councillor Power

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 November 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The application seeks to correct an error in conditions 1 and 2 of the appeal decision dated 15 January 2018 which grants temporary planning permission for the material change of use of the land from agriculture to the stationing of caravans for residential purposes including the creation of a new access and hard surfacing. The appeal was allowed and planning permission was granted for the change of use for a limited period of 2 years for no more than two pitches, at the end of which time all caravans structures and development in connection with use be removed and the land restored to its condition before the development took place.

The Planning Inspectorate made an error in drafting the decision notice and the persons named on the decision notice were incorrect and granted consent for only 2 pitches when the information submitted to the Planning Inspector clearly referred to 3 families and a need for 3 pitches.

The Planning Inspectorate were notified of this error and in a letter from the Planning Inspectorate dated 13 February 2018 (attached as an appendix to this report) it was accepted that errors were made in conditions 1 and 2 of the decision. The Planning Inspectorate are unable to issue a corrected version as to do so would go beyond what is allowed in law and it was recommended that the applicant could apply to Wokingham Borough Council to have the conditions corrected and this application seeks to achieve this.

An application made under Section 73 of the Town and Country Planning Act does not require a complete reconsideration of the application, only consideration of the conditions attached to the permission. It is considered that correcting the errors made to refer to the correct occupants would not fundamentally alter the nature of the planning permission and the application is therefore recommended for approval.

Permitting this application would not increase the time period of the temporary permission. . The condition is therefore amended to limit the time period to 2 years from the date of the Appeal Decision Notice.

PLANNING STATUS

- Tree preservation Order 1486/2014 (protecting 22 individual trees 1 Ash and 21 Oaks and a group of 3 Oaks) along northern, eastern and southern site boundaries
- Outside of development limits (countryside)
- Within 7km of SPA

RECOMMENDATION

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

Condition 1 is amended as follows:

- 1) The use hereby permitted shall be carried on only by (1) Mr Bobby and Mrs Lettie Maughan and their resident dependants, and (2) Ms Caroline Maughan and her resident dependants and Eileen Casey and (3) Mary and Martin Maughan and their resident dependents and shall be for a limited period being the period of two years from the date of Appeal Decision APP/X0360/C/15/3085493 and 3085495 (dated 15 January 2018). When the premises cease to be occupied by those named above, or at the end of two years, whichever shall first occur, all caravans, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case and the needs of the occupants.

Condition 2 is amended as follows:

- 2) There shall be no more than 3 permanent gypsy and traveller pitches provided. On each of the 3 pitches no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21.

All other conditions apply to this planning permission:

- 3) No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials or burning of waste or any other material.

Reason: In the interests of the amenities of the area. Relevant policy: Core Strategy Policies CP1, CP3, and CP11 and Managing Development Delivery Local Plan Policy TB21.

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

PLANNING HISTORY		
Application Number	Proposal	Decision
	Enforcement Notice Appeal (re-determination) Hearing 21 September 2017.	Appeal Allowed 15.1.2018 and temporary permission granted for 2 years.
	Enforcement Notice Appeal (re-determination) Hearing 10 January 2017	Appeal Dismissed and Enforcement Notice upheld (Decision Dated 26.1.2017). Decision Quashed by High Court and remitted for re-determination.
	Enforcement Notice Appeal Hearing 15 December 2015	Appeal Dismissed and Enforcement Notice Upheld (Decision dated 15 March 2016) Decision Quashed and remitted for re-determination (High Court decision date 14 July 2016)
	Enforcement Notice Served 12 May 2015	
F/2014/1582	Proposed change of use of land to use as a residential caravan site for two traveller families each with two caravans including one static caravan/mobile home, laying of hardstanding and erection of amenity building.	Refused 31.12.2014 Appeal withdrawn and Enforcement notice upheld (Decision dated 15 March 2016) Decision Quashed and remitted for re-determination (High Court of Justice decision date 14 July 2016)
F/2013/0698	Proposed change of use of land to a residential caravan site for two Gypsy Traveller families, to contain two static caravans, two touring caravans and parking for four vehicles with associated hardstanding	Refused 28.08.2013

SUMMARY INFORMATION	
Site Area	0.96ha
Previous land use(s)	Agriculture

CONSULTATION RESPONSES
No other statutory consultees required to be notified

REPRESENTATIONS
<p>Town/Parish Council: No comments received</p> <p>Local Members: Councillor Power - request that the application is determined by committee due to concerns regarding impact upon character of area, encroachment into countryside, impact upon ecology, overall size of site red line disproportionate to the use, a third pitch would impact the balance the inspector had in mind when making the decision to allow the appeal. The condition imposed was clear on the number of pitches to be permitted on the site.</p> <p>Neighbours: 22 Objections received and are summarised below:</p> <ul style="list-style-type: none"> • Concerns regarding increase in residents on the site [Officer Note; addressed in paragraph 6 and paragraph 14] • Concerns regarding the impact of additional development that has taken place [Officer note; addressed in paragraph 6, 14 and 25] • Concerns that the Inspector granted temporary consent but was not clear on whose personal circumstances and to whom consent should be granted given the change in occupiers.[Officer Note; addressed in paragraph 9 and 10] • Impact of the increase in caravans upon character of the area and visual amenity [Officer Note; addressed in 6, 14 and 25] • Impact of loss of hedgerow and impact upon landscape features [Officer Note; addressed in paragraph 6,14, and 25] • Ineffective communication by WBC regarding the receipt of current application [Officer Note; addressed in paragraph 22] • Noise from barking animals [Officer Note; addressed in paragraph 21] • The Inspector during the hearing only considered the need for 2 pitches [Officer Note; addressed in paragraphs 9, 10, 11, 12] • Impact upon ecology [Officer Note; addressed in paragraph 23] • Impact upon flood risk [Officer Note; addressed in paragraph 23] • Impact upon health as a result of proximity of Electricity Pylon [Officer Note; addressed in paragraph 23] • The temporary two year period should remain [Officer Note: addressed in paragraph 13] • Fear of crime and conduct of occupants [Officer Note: addressed in paragraph 24]

APPLICANTS POINTS	
	<ul style="list-style-type: none"> • The Planning Inspectorate accepted that an unfortunate error was made with the conditions • Paragraph 42 of the decision makes it clear that the intention was to grant permission on a personal basis limited to the site occupiers • Given the planning history of the site it is important that the condition is corrected

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	PPTS	Planning Policy for Traveller Sites (2015)
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
	Adopted Managing Development Delivery Local Plan 2014	CC01
CC02		Development Limits
CC03		Green Infrastructure, Trees and Landscaping
CC06		Noise
CC07		Parking
CC09		Development and Flood Risk (from all sources)
CC10		Sustainable Drainage
TB10		Traveller sites
TB21		Landscape Character
TB23		Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 8
	GTAA	Gypsy and Traveller Accommodation Assessment 2015

PLANNING ISSUES

Description of Development

1. The site comprises of a field previously used for the purposes of agriculture including grazing of animals however the site has been occupied by travellers since 2 April 2015. The site is within an area designated as countryside that is between the settlements of Wokingham and Barkham. There are protected trees along the southern, northern and eastern site boundaries. The site contains an access road leading from Blagrove Lane, entrance gates and an area of hardstanding surrounded by close boarded and post and rail fencing which is divided into three pitches. At the time of the Officer site visit, one pitch contained a mobile home, one tourer and one amenity building which served one family, the second pitch contained two tourers and an amenity building which served one family and the third pitch contained one mobile home, one tourer and one amenity building that served one family. The area of hardsurfacing which contains the pitches is located fairly centrally within the red line site area and the area of land surrounding the hard standing is grassland.

Assessment

2. This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) which enables applications to be made to develop land either without compliance with conditions previously attached or through modification of attached conditions. The Act states at Section 73 paragraph 2 *'On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted'*.
3. Case law has confirmed that a section 73 application does not require a complete re-consideration of the application given that the principle has been accepted and in this case an extant temporary permission exists.
4. The development plan is a material consideration in so far as considering the imposition of any new conditions, removal of conditions and such new or revised conditions must meet the 6 tests set out in the National Planning Policy Framework being necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects
5. Planning permission has been granted on Appeal for the change of use of the site for the siting of caravans for human habitation for a temporary period of 2 years ending on 15 January 2020.
6. The Appeal Inspector found that there would be substantial harm to the character and appearance of the surrounding area if permanent planning permission were to be granted and this would not be outweighed by the material considerations such as the considerable educational and medical needs of those at the site. However the Inspector attached considerable weight to the personal circumstances of the appellants, with the primary consideration being the needs of the children (the Appeal Decision is appended to this report) and therefore granted a temporary and personal permission; however, unfortunately he made an error in drafting the decision notice.
7. The persons named on the decision notice were incorrect in so far as it granted permission for Mr Richard Coyle and his resident dependents, who in fact did not

live on the site at the time of the Appeal Hearing and it failed to include Mary and Martin Christopher Maughan and their resident dependents nor Caroline Maughan and her resident dependents and Eileen Casey (Aunt) who were living on site.

8. The Planning Inspectorate were notified of this error and in a letter from the Planning Inspectorate dated 13 February 2018 (attached as an appendix to this report) it was accepted that errors were made in conditions 1 and 2 of the decision. The Planning Inspectorate are unable to issue a corrected version as to do so would go beyond what is allowed in law and it was recommended that the applicant could apply to Wokingham Borough Council to have the conditions corrected - this application seeks to achieve this.
9. Prior to the Appeal Hearing and during the Appeal Hearing submissions were made by the Appellants which clarified the site occupants and it was clearly stated that the Coyle family no longer resided at the site and that the following three families were present on the site:
 1. Lettie and Bobby Maughan (and children)
 2. Caroline Maughan (and children) and Eileen Casey
 3. Mary and Martin Maughan (and children)
10. A letter submitted to the Planning Inspectorate dated 1 June 2017 from the family Health Visitor refers to 3 families living on the site and the appeal decision notes the appearances for the appellant at the hearing which included Mr and Mrs Maughan and Mr C Maughan and the family Health Visitor. In addition an update was provided to the Planning Inspectorate in writing (dated 30 May 2017) prior to the hearing, advising of the occupants of the site. The information submitted referred to three family units occupying the site, however they are an extended family and the site is also occupied by the Aunt of Bobby, Martin and Caroline Maughan named Eileen Casey who has lived with the family for a number of years. Eileen Casey has resided on a pitch with Caroline Maughan and is therefore a named occupant in revised condition 1.
11. The Appeal Inspector was fully aware of all of the site occupants at the time of the appeal Hearing and the Inspectors decision made the following conclusions at paragraph 42 of the appeal decision dated 15.01.2015:
12. *'given the harm identified, granting a temporary and personal permission is in accordance with the law and pursues legitimate aims of protecting the environment and is proportionate to the situation. I shall therefore allow appeal A on ground a to the extent that I shall grant a temporary and personal planning permission with conditions limiting occupation to the site occupiers'.*
13. The Local Planning Authority is therefore satisfied that the Inspectors decision was based on the full understanding that 3 families occupied 3 pitches on the site and that the Inspector resolved to grant temporary planning consent for these families. The letter from the Customer Quality Assurance Unit at PINS makes this clear.
14. This application therefore to vary or correct the conditions would not fundamentally alter the nature of the planning permission. The description of development is 'for the material change of use of the land from agriculture to the

stationing of caravans for residential purposes, including the creation of a new access and hard surfacing' and to vary conditions 1 and 2 as proposed would not alter the nature of the permission granted. It is not proposed to alter the time limit and condition 1 is amended to refer to 2 years from the date of the appeal decision so that a longer time period is not given, as this is not permitted by Section 73 of the Town and Country Planning Act

Personal Circumstances and Needs of the Children

15. It was found in the case of *Jane Stevens v SSCLG & Guildford BC* [2013] EWHC 792 (Admin) that, where gypsy families include children, rights under Article 8 of the European Convention on Human Rights must be interpreted in the light of international law. The Supreme Court's judgment in *ZH (Tanzania) v SSHD* [2011] UKSC 4 establishes that the 'best interests' of children should be a primary consideration, reflecting Article 3(1) of the United Nations Convention on the Rights of the Child.
16. At paragraph 39 of the Appeal Decision the Inspector stated the following '*..the considerations in favour of the appeal are sufficient to outweigh the harm on a time-limited basis. Taking account of the site occupiers' pressing personal need for a site, and the lack of any available alternative sites, it is necessary to allow occupation of the site to continue for a sufficient time to allow alternative sites to become available as anticipated through the Council's assessments, taking into account my findings on immediate availability. Traveller site policy and personal circumstances are critical to this conclusion and it follows that permission should be granted subject to a temporary and 'personal' condition, so that it is only for the benefit of the appellant and his resident dependents.*'
17. Whilst the merits of the principle of development should not be re-visited in this application, the 'best interests' of the children should be a primary consideration in the decision making. This application seeks to amend a drafting error to ensure that a correct temporary planning permission exists for the development that has taken place on the land.
18. The Inspector stated at paragraph 42 '*The occupiers of the appeal site would lose their homes if the appeal were to be dismissed. They would also lose their homes at some point if permission is granted on a time-limited basis. That would represent a serious interference in their human rights. While I have taken into consideration the projected supply of sites in the future, I am not satisfied in the short term that there will be sites available and that it is likely that the occupiers would have to resort to a road side existence with poor consequences, particularly for the children.*'
19. The Inspector considered that the Council had a sound assessment of need for Gypsy and Traveller pitches, against which it had approved a sufficient number of pitches to ensure the supply met this need over the next 5 years. However, the Inspector considered that at the time of the Appeal there was no other site that was available immediately for the families to move to and this gave weight to the Inspector's decision. The best interests of the children must be taken into account in the consideration of this application.

Public Sector Equality Duty (PSED)

20. Regard must also be had to the Public Sector Equality Duty contained in the Equality Act 2010. This concerns the need to eliminate unlawful discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. Since the site occupiers are Irish Travellers, they have a protected characteristic for the purposes of the PSED. The Inspector stated at paragraph 44 that the PSED added weight to the decision to grant temporary consent.

Other Matters

21. Residents have raised some concerns regarding noise from dogs kept on the site. Matters of noise nuisance are dealt with by the Councils Environmental Health Team and cannot be controlled through this application.

22. Concern has been raised regarding the public consultation carried out for this application; however it was carried out in accordance with the adopted statement of community involvement.

23. The Inspector did not find any issues in terms of flood risk, safety in terms of proximity to the pylon nor biodiversity.

24. The fear of crime and the conduct of site residents is not a matter to be controlled through this planning permission and would be dealt with under other legislation.

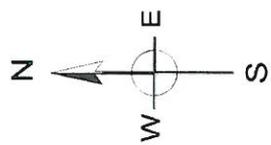
25. Residents have raised concerns that the site will continue to grow and further impact the character of the area. The conditions are worded to limit the site occupants and the number of caravans, and this current application does not allow for expansion of the site, but corrects mistakes in the Inspectors decision.

26. Residents are also concerned with the amount of development that has increased on the site. The appeal allows the stationing of mobile homes and touring caravans and hardsurfacing. Since the Appeal was allowed the occupants have brought mobile homes onto the site and laid hardsurfacing which is in accordance with the conditions of the temporary planning permission and is not a breach of planning control.

CONCLUSION

27. The impact of the development upon the character of the area and the personal needs of the site occupants have been extensively considered through the previous Appeals on the site. This application seeks to correct an error made in the Appeal Decision Notice regarding the site occupants to allow 3 pitches occupied by 3 named families. In accordance with S73 of the Town and Country Planning Act and as supported by case law, the planning merits of the scheme should not be re-visited. The application is therefore recommended for approval.

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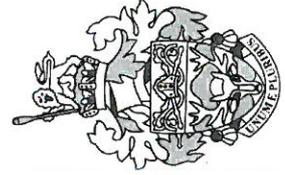


Land off Blagrove Lane, Wokingham, Berkshire RG41 4BA

Planning

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WOKINGHAM
BOROUGH COUNCIL

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Mrs Alison T Heine
Heine Planning Consultancy
10 Whitehall Drive
Hartford
Northwich
Cheshire
CW8 1SJ

Your Ref:
Our Ref: APP/X0360/C/15/3085493 & 3085495
Date: 13 February 2018

Dear Mrs Heine

Appeals at Land off Blagrove Lane, Wokingham, Berkshire RG41 4BA

Thank you for your letter of 15 January 2018 on the above appeals. It has been passed to me for investigation and reply as I am an officer in the Customer Quality team with responsibility for answering complaints and queries on behalf of the Planning Inspectorate. In considering your complaint I have asked for comments from Inspector Graham Dudley who made the appeal decision; and a Senior Manager who is also an experienced Inspector specialising in Enforcement appeals.

You have pointed out in your correspondence that that the personal permission granting consent to Mr Richard Coyle and his wife Annie Coyle is incorrect as neither resides on the site in question and permission was not sought on their behalf. Additionally, permission has been given for 2 permanent Traveller pitches rather than for the 3 families who currently reside there.

Having reviewed the evidence we accept there are errors in conditions 1 and 2 of this decision. This is unfortunate, particularly as the appeal has been quashed in the High Court and re-determined on two previous occasions. Although this is a rare occurrence it does not excuse the fact that the current decision is flawed.

Regrettably, we are unable to re-issue a corrected version as the errors go beyond what is allowed in law. A corrected decision can only be considered for small slips such as typographic errors that do not affect the reasoning contained within the document. We do not consider the errors in this particular decision to be minor in nature as the conditions are fundamental to the permission granted.

We further realise that there are limitations in the type of remedial action that can be taken at this stage. A further challenge in the High Court may be possible if the administrative court is prepared to extend the challenge period beyond the 28 days usually allowed. Alternately, you can apply to Wokingham Borough Council to see if you are able to have the conditions modified or discharged.

With the above in mind I can advise you that a significant upheld complaint has been

recorded as a result of this investigation. Although we aim to give the best service possible there will unfortunately be times when things go wrong. Please accept our sincere apologies for the shortcomings which have been identified in this appeal decision.

Finally, my findings on this case have been brought to the attention of the Inspector and his professional manager. A copy of this letter has also been sent to Wokingham Borough Council for information.

Yours sincerely

Aggie Lewis-Jones

Ms Aggie Lewis-Jones
Customer Quality



Appeal Decisions

Hearing Held on 21 September 2017

Site visit made on 21 September 2017

by Graham Dudley BA (Hons) Arch Dip Cons AA RIBA FRICS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 January 2018

Appeal A: APP/X0360/C/15/3085493

Land off Blagrove Lane, Wokingham, Berkshire RG41 4BA

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr Richard Coyle against an enforcement notice issued by Wokingham Borough Council.
 - The enforcement notice was issued on 12 May 2015.
 - The breach of planning control as alleged in the notice is the material change of use of the land from agriculture to the stationing of caravans for residential purposes, including the creation of a new access and hard surfacing.
 - The requirements of the notice are (i) cease the use of the land for the siting of caravans for human habitation; (ii) remove all caravans and associated vehicles from the land; (iii) remove the hard standing from the land, shown in the approximate area hatched blue, spread the area with topsoil to a depth of 20cm and sow with grass seed; (iv) remove all portable buildings from the land, including portaloo; (v) remove from the land all materials resulting from compliance with steps (i) to (iv) above.
 - The period for compliance with the requirements is 9 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a) and (g) of the Town and Country Planning Act 1990 as amended.
 - This decision supersedes that issued on 26 January 2017. That decision on the appeal was remitted for re-hearing and determination by order of the High Court.
-

Appeal B: APP/X0360/C/15/3085495

Land off Blagrove Lane, Wokingham, Berkshire RG41 4BA

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Anne Coyle against an enforcement notice issued by Wokingham Borough Council.
 - The enforcement notice was issued on 12 May 2015.
 - The breach of planning control as alleged in the notice is the material change of use of the land from agriculture to the stationing of caravans for residential purposes including the creation of a new access and hard surfacing.
 - The requirements of the notice are (i) cease the use of the land for the siting of caravans for human habitation; (ii) remove all caravans and associated vehicles from the land; (iii) remove the hard standing from the land, shown in the approximate area hatched blue, spread the area with topsoil to a depth of 20cm and sow with grass seed; (iv) remove all portable buildings from the land, including portaloo; (v) remove from the land all materials resulting from compliance with steps (i) to (iv) above.
 - The period for compliance with the requirements is 9 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.
 - This decision supersedes that issued on 26 January 2017. That decision on the appeal was remitted for re-hearing and determination by order of the High Court.
-

Decisions

Appeal A

1. The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the use of the land off Blagrove Lane, Wokingham, Berkshire RG41 4BA, as shown on the plan attached to the notice, for the material change of use of the land from agriculture to the stationing of caravans for residential purposes, including the creation of a new access and hard surfacing, subject to the following conditions
 - 1) The use hereby permitted shall be carried on only by (1) Mr Richard Coyle and his resident dependants, and (2) Ms Lettie Marie Maughan and her resident dependants, and shall be for a limited period being the period of two years from the date of this decision. When the premises cease to be occupied by those named above, or at the end of two years, whichever shall first occur, all caravans, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.
 - 2) There shall be no more than 2 permanent gypsy and traveller pitches provided, as shown on the submitted plan. On each of the 2 pitches no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home.
 - 3) No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials or burning of waste or any other material.

Appeal B

2. No action is taken on the ground (g) appeal in Appeal B.

Ground (a) & Deemed Planning Application

Main Issues

3. The planning application is for what is alleged in the notice: the material change of use of the land from agriculture to the stationing of caravans for residential purposes, including the creation of a new access and hard surfacing.
4. The main issue is the effect of the development on the character and appearance of the surrounding area.
5. Other matters include the need for and availability of traveller sites, public sector equality duty, Human Rights, personal circumstances and the needs of children and whether a condition should be imposed limiting the period of the permission or making it a personal permission to the appellants.

Reasons

Planning Policy

6. The development plan includes the Wokingham Borough Core Strategy DPD [CS] and the Wokingham Borough Managing Development Delivery Local Plan [LP]. I have also taken into consideration the Planning Policy for Traveller Sites [PPTS], which notes that applications are to be determined in accordance with the development plan, unless material considerations indicate otherwise, with the PPTS being taken into consideration in decision and plan making.
7. CS Policy CP1 relates to sustainable development requiring amongst other things maintenance of the high quality environment. CS Policy CP2 relates to inclusive communities and proposals should address the requirements of children, young people and families, people with special needs, including those with difficulties accessing services and minority groups, including gypsies, with sites being near to settlements and not disproportionate in scale. CS Policy CP3 sets out general principles of development with high quality design and an appropriate character to the area being noted amongst other things.
8. CS Policy CP11 relates to development outside of development limits, which is not normally permitted, but with some exceptions noted. It notes in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where it contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside.
9. LP Policy CC01 relates to sustainable development, noting applications should accord with policy unless material considerations indicate otherwise. LP Policy CC02 relates to development limits and expects new development to be within these. LP Policy CC03 relates to Green Infrastructure, Trees and Landscaping and indicates that development should protect and retain existing trees, hedges and other landscape features.
10. LP Policy TB10 relates to traveller sites. This notes planning permission may be granted for new gypsy and traveller pitches where it can be demonstrated that they are adjacent to a settlement, and unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through sensitive and appropriate design of the scheme. LP Policy TB21 relates to landscape character and proposals shall retain or enhance the condition, character and features that contribute to the landscape.
11. The PPTS indicates that the aim of the Government is to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community. To help achieve this it encourages authorities to plan for sites and promote more private traveller site provision so that plan making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.
12. The aim is also to increase the number of traveller sites in appropriate locations with planning permission to address under-provision and maintain appropriate supply, with the authority having due regard to the protection of the local

amenity and local environment. Policy notes that when assessing the suitability of sites in rural or semi-rural areas the authority should ensure the scale of such sites does not dominate the nearest settled community.

13. Paragraph 22 of the PPTS notes that authorities should consider the existing local provision and level of need, the availability of alternative sites for the applicants and other personal circumstances. Weight is to be given to the use of previously developed land, well planned sites or soft landscape which positively enhances the environment, increases openness and promotes opportunities for healthy lifestyles. The lack of a 5 year supply is to be a significant material consideration in terms of subsequent planning decisions when considering applications for the grant of temporary planning permission.

Character and Appearance

14. The appeal site is accessed off Blagrove Lane. Beyond the appeal site at the rear is the electricity sub-station with lines and pylons emerging. To the other side is agricultural land. On the opposite side of Blagrove Lane is a row of residences and these extend further along Blagrove Lane than the appeal site. There is open countryside beyond.
15. To the side of the appeal site is an area of open space accessible from, and separating, the new residential development at The Folly from the appeal site. To my mind this is an important space, providing an important transition between the built development and the countryside. Development in the countryside on the agricultural land would cause development to be extended considerably further out from the existing development beyond the open space and development here would cause substantial harm to its character and appearance.
16. The Folly development was on brownfield land, but there is some question by the appellant as to whether what has been constructed extends beyond the line of the previous built development. Whether or not that is so the development is a prominent built form towards the top of the hill, although it is well separated from the appeal site and what was countryside beyond by the provision of open space, being well designed and confined to a part of the overall site away from the surrounding countryside.
17. There was some discussion about whether the boundary to the road was a hedge or not. To my mind the label used makes little difference; there is clearly a line of trees/shrubs along much of the boundary providing some screening to the site and forming an attractive edge to the lane. Part of this was removed for the access and there is now a clear view into the site and the caravans beyond and the natural boundary is lost in this position. The development has not protected and retained this vegetation and is contrary to LP Policy CC03. The break in the vegetation and view of the caravans is uncharacteristic of the countryside. While there is some vegetation around the site, even with this there are views into the site from along the road and from the adjacent open land and it is likely that these views would be greater in the winter months when leaves are off the trees.
18. There is a long gravel drive into the land with planting on either side and the caravans are clearly seen beyond. I acknowledge that some of the planting is not of native species, but to my mind this is not a significant matter as the planting types and location could be properly controlled by condition, so I

attach no weight to the type of plants currently provided. The caravans as provided, with the long gravel drive, are an incongruous and alien feature in the countryside and cause significant harm to its character and appearance. Even if vegetation was built up to improve visibility, the access would be likely to remain visible and in any case it would still not be an appropriate character. While some further landscaping might help to reduce the impact, I do not consider that it could be minimised to a reasonable degree given the large site, drive and hill overlooking the site from one side.

19. The appeal area identified on the plan, even though reduced within the overall field, is still a large area. The layout of the site is very poor, with the long access and placing of the caravans towards the centre of the field. This means that the extent of land developed for caravans is not only much larger than need be for the units proposed, but is much farther away from the existing built development which on the other side of the road is kept fairly close to the road. The result is that much more of the countryside is taken up by the development than need be and the harm caused is great. I consider that its overall size is disproportionate to the use and does not accord with advice in the PPTS.
20. The PPTS indicates that local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure. I acknowledge that this is reasonably close to an existing settlement, would not dominate the adjacent community and would not put pressure on local infrastructure. However, the site is not allocated in the development plan for which the PPTS notes development should be strictly limited, which accords with Section 38(6) of the Planning and Compulsory Purchase Act. The PPTS also notes in paragraph 2 that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
21. The appeal site is not 'away from' but adjacent to a settlement. It does not dominate the nearest settled community or put pressure on local infrastructure. However, the PPTS and LP Policy TB10 only permit traveller sites in a location where there would be no unacceptable harm impacts on the character and appearance of the surrounding landscape or it cannot be adequately mitigated. The development causes substantial harm to the character and appearance of the countryside, contrary to development plan policies.
22. I acknowledge the presence of the new development at The Folly, but there is good separation from the appeal site and what should be the countryside and a good edge to the current development. Similarly, while there are residences along the opposite side of the road, the road also forms a strong edge to the development and the land opposite has a countryside character and appearance. The existing residences do not justify development of the appeal site. The development is contrary to CS Policies CP1, CP3 and CP11 and LP Policies TB10 and TB21 and causes significant harm to the character and appearance of the area. I acknowledge that if the use were for a temporary or reduced period the harm would be for a lesser period and this goes into the balance in relation to temporary permission considerations.

Other Matters and Ground (g)

23. The Council has recently produced a Gypsy and Traveller Accommodation Assessment. These assessments are very difficult to undertake and gain all the necessary information on the way sites are occupied. The process involved in making the assessment was explained and seen to have been a thorough and in depth assessment. Some concerns were raised by the appellants.
24. The GTAA identifies that, for the five year period 2017/18-2021/22, the Council requires 14 pitches to meet the needs of people identifying as gypsies or travellers ('cultural need'), of which 4 pitches are required for those who meet the planning definition of travellers set out in PPTS. From 2021/22-2035/36, there will be a 'cultural need' for 60 pitches or PPTS need for 18.
25. In relation to Table 7.1 the Council acknowledged that paragraph 7.18 should be 105 and not 103 and 14 not 12 to be consistent with Table 7.1. It is noted that Table 5.17 is a summary of the sub-set responses to the survey relating to why they no longer travel and it would breach confidentiality if respondents were identified.
26. The appellant's concerns are whether need has been adequately assessed, and whether sites that are predicted to supply or meet the need will in fact come forward. On this point In relation to unauthorised sites/overcrowding, the assessment has identified the Model Farm, included in Table 4.5 as Unauth2 and being 2 pitches and it is noted that an appeal has recently been dismissed. Nine Mile Ride site does not have two families doubling up on it, but has a daughter in one caravan and elderly mother who is in need of care in the other.
27. The appellant questions whether Wally's Mobile Home site has been included. The Council confirms that it was in the GTAA as it is a traveller site owned by settled travellers. The Council monitors the site which has been occupied by travellers.
28. The appellant is concerned that there seems to be an over-reliance on vacant pitches on private sites, suggesting an absence of any appraisal/analysis of private owners' intentions or if sites are really vacant. The Council explained that the GTAA endeavours to identify vacant pitches through interviews with residents and site observations and that seems to me to be a robust method to gather the information.
29. The appellant notes that 3 vacancies have been identified on Council sites, while there are families on a waiting list and Ann Coyle was evicted from Carters Hill in 2017. The Council also confirmed in May that there were no pitch vacancies either at Carters Hill or Twyford Orchard and that as of April 2017 when the GTAA was published there were also no pitches available. It is inevitable with this type of situation that sites will come and go so matters will change. That does not mean the assessment is not reasonable or robust or it would have to be updated daily.
30. The Council confirms that at the time the GTAA was being produced the situation was that 3 pitches were available. The assessment has now been updated. I acknowledge that currently there are no Council pitches available. In relation to turnover on public sites, the assessment has only assumed a modest turnover of 1 pitch each year, which is based on site management data. The Council notes this is also corroborated by the survey results indicating that

15% of households plan to move in the next 5 years, which is about 1 pitch per year. The appellant questions reliance on turnover which he considers may be unrealistic. Given the information provided I do not consider the approach to be unreasonable. However, I do accept the point that there is some reliance on Council sites where there are only about 6 families on the waiting list and where there are more families seeking private pitches.

31. I consider that the way in which families that move into the area has been taken into consideration was not explained well and this could have a little impact on the overall long term outcome of pitches available. The Council indicated that an allowance was made based on waiting list information, but that because it is difficult to identify any reasonable figure for families that have moved out of the area an overall net migration figure cannot be accurately derived. It was decided that an additional allowance for net in-migration should not be included in the need assessment model effectively to provide a 'balance'.
32. The emerging household figure was agreed to be low, but again that is what came from the responses to the survey. The appellant was also concerned that the unimplemented permissions of about 18 pitches was wrong; the Council acknowledge in response to the appellant's letter that they had included a number of unauthorised pitches and removing these reduced the figure to about 10.
33. In relation to pitches with planning permissions, I accept that some are awaiting submission and/or agreement of conditions prior to them being able to be used. However, for the purposes of a five year supply it is reasonable for them to be taken into consideration in meeting need identified. I accept that the delay in obtaining the agreements may cause these not to be available to the appellants in the short term. In this respect I also note that the owner of one of these indicates that the sites, even when properly available, would also not be available to the appellants as there is some overcrowding on the lawful area of his land and the new pitches will be most likely used by his family.
34. There was also some question about whether the Highfield site would be implemented, as currently use is for non-gypsy families and the owner is 'staying on the fence'. There was also some question as to whether a permission had lapsed as conditions would not have been approved within the compliance period, but little detail was available to understand the situation to attach much weight to this.
35. I therefore accept that there will be some variation of need and the sites that may become available, which is likely to change a little from that at the time of the assessment, and that some sites that would appear to be likely to become available may not become available, certainly in the short term. I also accept that there is a considerable need for private sites, which may not clearly identify itself through the figures alone.
36. Overall, while the points raised by the appellant need to be taken into account, I consider the GTAA to be a reasonably sound assessment of gypsy and traveller accommodation in the area and, while the Council's calculated supply of about 11 years may need some adjustment, the Council is able to reasonably demonstrate that over the next 5 years the supply and demand will be balanced. However, it is plain that there are no traveller sites now available to the appellants and none are likely to become available in the short term.

37. The appellants identified the considerable educational and medical needs of those at the site, which I accept, and this was not challenged by the Council. There is a strong need for the children to have a stable base and settled upbringing. I consider that in particular the educational needs of the children are important as explained by representatives of the school and it is clear that they are benefiting from this. I attach considerable weight to the personal circumstances of the appellants, with a primary consideration being the needs of the children.

Conclusions

38. I conclude overall in relation to permanent planning permission that there would be substantial harm to the character and appearance of the surrounding area, which is not outweighed by the material considerations raised.
39. However, the considerations in favour of the appeal are sufficient to outweigh the harm on a time-limited basis. Taking account of the site occupiers' pressing personal need for a site, and the lack of any available alternative sites, it is necessary to allow occupation of the site to continue for a sufficient time to allow alternative sites to become available as anticipated through the Council's assessments, taking into account my findings on immediate availability. Traveller site policy and personal circumstances are critical to this conclusion and it follows that permission should be granted subject to a temporary and 'personal' condition, so that it is only for the benefit of the appellant and his resident dependents
40. It was found in the case of *Jane Stevens v SSCLG & Guildford BC* [2013] EWHC 792 (Admin) that, where gypsy families include children, rights under Article 8 of the European Convention on Human Rights must be interpreted in the light of international law. The Supreme Court's judgment in *ZH (Tanzania) v SSHD* [2011] UKSC 4 establishes that the 'best interests' of children should be a primary consideration, reflecting Article 3(1) of the United Nations Convention on the Rights of the Child.
41. The occupiers of the appeal site would lose their homes if the appeal were to be dismissed. They would also lose their homes at some point if permission is granted on a time-limited basis. That would represent a serious interference in their human rights. While I have taken into consideration the projected supply of sites in the future, I am not satisfied in the short term that there will be sites available and that it is likely that the occupiers would have to resort to a road-side existence with poor consequences, particularly for the children.
42. Given the harm identified, granting a temporary and personal permission is in accordance with the law and pursues legitimate aims of protecting the environment and is proportionate to the situation. I shall therefore allow Appeal A on ground (a) to the extent that I shall grant a temporary and personal planning permission with conditions limiting occupation to the site occupiers and to two years and requiring restoration of the site similar to that of the enforcement notice requirements.
43. The public sector equality duty (PSED) contained in the Equality Act 2010 concerns the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not

share it. Since the site occupiers are Irish Travellers, they have a protected characteristic for the purposes of the PSED.

44. I find that a refusal of permission for the development on a temporary and personal basis, even with the harm it causes to the countryside, would not help foster good relations between the appellant and the settled community. The PSED adds weight to my conclusion that Appeal A should be allowed, but only for a short period because of the harm caused.
45. Given the temporary nature of the permission it would not be reasonable to impose conditions requiring further landscaping, bin stores and drainage, but it would be reasonable and necessary, to protect the character and appearance of the countryside, to limit the number of caravans on this large site and prevent large vehicles being stationed on it.
46. On this basis there is no need to consider the ground (g) appeals.

Graham Dudley

Inspector

APPEARANCES

FOR THE APPELLANT:

Mrs A T Heine
Mr & Mrs Maughan
Mr C Maughan
Mrs S Faulkenor
Maria Ray

FOR THE LOCAL PLANNING AUTHORITY:

Marcia Head
Dr M Bullock
Mr J McCabe

INTERESTED PARTIES:

Cllr M Ashwell
Mr P Bain
Mr P Bund
Mr & Mrs Smith
Karen Hobbs
Justin Tyrell
Simon Roffey
Mr J Lee

DOCUMENTS

Document	1	Notification letter
	2	GTAA Updated Report
	3	School letter
	4	Finchampton Surgery letter
	5	Wokingham Traveller Education letter
	6	Plan of Folly Court development
	7	Plan of site
	8	Photograph of site from Folly Court (under construction)
	9	Planning Policy and Supply position
	10	Form reporting breach of planning control with photographs
	11	Photographs along road frontage
	12	Suggested conditions

Agenda Item 53.

Application Number	Expiry Date	Parish	Ward
182236	15/11/2018	Wokingham Town	Evendons;

Applicant	Mr and Mrs Hira
Site Address	8 Medway Close, Wokingham, RG41 3TP
Proposal	Householder application for proposed erection single storey front extension, first floor front and side extensions, conversion of existing garage to provide habitable accommodation and internal alterations.
Type	Full
PS Category	21
Officer	Stefan Fludger
Reason for determination by committee	Listed by Councillor Chris Bowring

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 November 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application is before the committee as it has been listed by Councillor Chris Bowring in the event it is recommended for approval because of concerns relating to neighbouring amenity.</p> <p>The application property is a 2 storey, detached dwelling on Medway Close in Wokingham Town. It is within the settlement boundary. The proposal is for a first floor side/front extension, and single storey front/rear extensions.</p> <p>The report concludes that the proposal is in accordance with relevant policy regarding the character of the area, neighbour impacts, highways impacts, landscape impacts and ecological impacts. Therefore the proposal is recommended for conditional approval.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location • Wind turbine safeguarding zone • Special Protection Area –7 km • Minerals consultation zone

RECOMMENDATION
<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</p> <p>Conditions and informatives:</p> <p><i>Conditions:</i></p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted Location Plan, received by the local planning authority on 06/08/2018 and revised plan and drawing named 'Site Plan' REV A, received by the Local Planning Authority on 23/10/2018 and revised plan numbered 01 REV C, received by the Local Planning Authority on 24/10/2018 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. 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. 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 additional windows or similar openings shall be constructed in the first floor level or above in the south west elevation of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

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

5. The 2 en-suite windows in the south west elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows 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 windows are installed and shall be permanently so-retained.

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

6. The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct water run-off from the hard surface to a permeable or porous area within the curtilage of the development, and the hard surfacing shall thereafter be so-maintained.

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) and Managing Development Delivery Local Plan policies CC09 and CC10

Informatives:

1. 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/>.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
27676	Single storey extension	Approved – 12/06/1987
180182	Householder application for proposed erection single storey front extension, first floor front and side extensions, conversion of existing garage to provide habitable accommodation and internal alterations.	Withdrawn – 16/04/2018

SUMMARY INFORMATION
For Residential Site Area: 0.0366 hectares Existing parking spaces: 3 Proposed parking spaces: 3

CONSULTATION RESPONSES	
WBC Biodiversity	No objection.
WBC Highways	No objection.
WBC Tree & Landscape	No objection.

REPRESENTATIONS
Town/Parish Council: No comments received
Local Members: Cllr Chris Bowring has listed this application for committee as he believes that there may be an adverse impact on neighbouring property 9 Medway Close, with respect of loss of daylight, overbearing and overlooking impacts.

Neighbours: Objections received from the occupants at number 9 Medway Close regarding the following:

- The first floor side/front extension would cause shading to the south west side of number 9 including the kitchen, cloak room and utility room on the ground floor and the upstairs bathroom and en-suite on the first floor, as well as the rear garden. Number 9 benefits from a right to light. The applicant has submitted insufficient information to assess the impact of the proposal on light levels reaching their property and a full daylight/sunlight assessment should be submitted. These issues are addressed in paragraphs 8, 9 and 10.
- The proposed upstairs side facing windows would overlook the en-suite and family bathroom and will cause noise disturbance to side windows. These issues are addressed in paragraph 14.
- The proposed front and side extensions would be overbearing to number 9. This issue is addressed in paragraphs 11, 12 and 13.
- The proposed front and side extensions would not be in keeping with the character of the area, including a lack of separation between upper floors, a lack of subservience and over development of the site. This issue is addressed in paragraph 5.
- The removal of the lawn for additional parking will erode the character of the area. This issue is addressed in paragraph 6.
- The proposed rear extension would overhang the boundary. This issue is addressed in paragraph 19.
- There are trees on the side of number 9 which would be negatively impacted by the development. This issue is addressed in paragraph 16.
- The property would not have sufficient amenity space. This issue is addressed in paragraph 17.
- The validity of the application is questioned as no arboricultural impact survey, daylight/sunlight assessment or SuDS plan have been submitted, the application plans do not have a scale bar and the materials to be used in the new hard surfacing has not been indicated. These issues are addressed in paragraph 19.

APPLICANTS POINTS

- None made.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits

	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	CC10	Sustainable Drainage
	TB01	Development within the Green Belt
	TB05	Housing Mix
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. This application involves the extension of an existing dwelling at number 8 Medway Close, Wokingham, which is a detached property with parking to the front and a garden to the rear. The extensions consist of a single storey front extension, a first floor front extension, a first floor side extension, a single storey rear extension and the conversion of the existing garage to form habitable accommodation. The single storey front extension would be approximately 2.6 metres deep by 2.6 metres wide. The first floor element would be approximately 1.7 metres deep by 6 metres wide. The first floor side element would be approximately 1.8 metres wide and would run the full depth of the house. The single storey rear extension would be 3.2 metres long and 5.7 metres wide.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (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 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 major/modest/limited development location, the proposal is acceptable in principle.

Character of the Area:

4. 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'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design'*

without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'.

5. The neighbour at number 9 has objected to this proposal on the basis that they believe it would be harmful to the character of the area. Medway Close is typical of an area of formal suburbia in the Borough, with detached homes being set at varying angles to the cul-de-sac, with variation in plot shape and building style but repetition in building designs over the wider area. The Borough Design Guide suggests that extensions should usually be subservient to the host dwelling, however sometimes a seamless continuation is more appropriate. In any case, the design of the proposal should complement the existing building or provide a carefully considered contrast. In this instance the first floor side and front extensions are not typically subservient to the dwelling by virtue of not being set down from the roof of the existing house. However, by virtue of its modest width, the proposal is still subservient to the host dwelling. The setback of 1 metre from the side boundary further aids its subservience. Additionally it is suggested in the guide that front extensions are generally only acceptable where the proposal is set further back in the street than the prevailing building line and in a large plot. However, extensions must be assessed in their specific context. The surrounding properties have similar front protruding sections and therefore the proposed first floor front extension would not appear out of keeping and by virtue of its width compared to the main house, would appear subservient. The setback of the first floor side extension from the boundary would also prevent harmful terracing impacts. There is no established building line and neither of the front elements would protrude forwards of the neighbouring property, the single storey front extension being quite modest in size and scale and clearly subservient. It is therefore considered that these elements of the proposal would have an acceptable impact on the character of the area and are in accordance with the relevant policy.
6. The single storey rear extension would not attract significant public views and would be clearly subservient to the host dwelling and its design clearly reflects the design of the host dwelling. Therefore it is considered that this element of the proposal would have an acceptable impact on the character of the area and it is therefore in accordance with relevant policy. The applicant has demonstrated an additional parking space, which would result in the loss of an area of lawn. This is a modest change to the character of the area and would not result in significant harm.

Residential Amenities:

7. **Loss of Light:** All aspects of the proposal would be in relatively close proximity to number 9. The single storey rear element of the proposal would run alongside the adjacent conservatory at number 9, however this conservatory has a brick side wall with no windows and this means that no harmful loss of light would occur to this room. The rear wall of number 8 protrudes slightly beyond the rear wall of number 9 and therefore so would the proposed first floor side extension. However, reference to BRE loss of light guidelines using the 45 degree rule suggests that there would be no harmful loss of light to rear facing windows at number 9 compared to the existing situation.
8. This conservatory at number 9 is accessed via two open archways which connect to a room which runs the full width of the property. It should be noted that number 9 benefits from a recent permission (163277) to construct a single storey rear extension

across the width of that property, which would replace the existing conservatory. This would also have no side windows and therefore the currently proposed single storey rear extension would not cause a harmful loss of light to the rear extension at number 9 if this was to be constructed. The existing internal room was previously the living room. Reference to the approved plans for No. 9 suggests that the kitchen would be moved into the rear extension, with one of the existing internal archways being blocked up and the internal room being retained as the living room. However, it should be noted that while the rear extension has not been constructed, the internal room has been converted into a kitchen and not retained as the living room as demonstrated on the approved plans. Neither of the internal archways have been closed. The internal room is lit by a combination of light from a side facing window which looks out onto the existing brick wall of the application property and light from the conservatory, through the internal archways. The occupant at number 9 has expressed concern that light would be lost to the side facing window. It should be noted that the neighbour's side facing window inevitably takes light from the application site and the neighbour has constructed a conservatory onto the rear wall of the original house, which has reduced some of the light coming from what would have been the original rear facing window. However, the rear is still the main source of light to that room. The reliance on this window has been caused by development on the side of the neighbour. In any case, reference to BRE Loss of Light Guidelines using the 25 degree rule suggests that this window is already strongly impacted by both the existing single storey side section of the application property which abuts the boundary, as well as the upstairs side elevation. The new first floor side and front extensions would therefore likely have some impact on the amount of light reaching this window, however, given that it is already impacted by the existing side walls, it is not considered that any potential harm to the living conditions of the occupants over and above the existing harmful situation would be sufficient to substantiate the refusal of this application, this is especially the case as light is being taken from the application site and there is still sufficient light available through the rear facing archways to the conservatory.

9. Were the single storey rear extension to be implemented at number 9, the approved plans indicate the use of the area as a living room (although this appears unlikely as a kitchen has been fitted in its place). One of the internal archways would be closed and this would further increase the neighbour's reliance on borrowed light. However, the other archway would be widened. Given the fact that the existing side window is already impacted by the side wall of number 8 and that light would remain available to this living room through the retention and enlargement of one of the internal archways (through the proposed roof lanterns and doors), it is not considered that any harm to the living conditions of the occupants over and above the existing harmful situation would substantiate a reason to refuse this application. Were the neighbour to implement their permission, it would be done so in the knowledge of this permission, were it to be granted.
10. There are a total of 5 other windows in the side wall of number 9, 3 downstairs and 2 upstairs. The upstairs windows serve bathrooms and the downstairs the old kitchen/present utility area and downstairs toilet (which are not habitable) and therefore any minimal potential loss of light caused to these windows would not substantiate a reason to refuse this application. The proposed single storey and first floor front extensions would not protrude forwards of the front wall of number 9, therefore no harmful loss of light would occur. Due to the aspect of the site, the

proposed single storey front and side extension may lead to a minor loss of some direct sunlight to the rear garden of number 9, however due to the existing site layout, this would only affect the rear garden for a short period of the day. The proposal is in accordance with the advice contained in the Borough Design Guide regarding retaining a metres gap between properties and the resulting relationship would not be unusual in a residential situation. Therefore it is not considered that any minor loss of direct sunlight caused would substantiate a reason to refuse this application. This is notwithstanding the objection from the neighbour.

11. **Overbearing:** As has been discussed, the proposed rear extension would run alongside the brick wall of the existing conservatory, or single storey rear extension were this to be constructed. The proposal would be hard up against the boundary but would not protrude beyond the rear wall of the conservatory or approved rear extension, meaning it would have little impact on the garden or rear facing windows.
12. As has been discussed, there is a side facing window which currently serves the kitchen, however the approval of the rear extension demonstrates that this was originally proposed to be a living room. In terms of overbearing impacts, this window is already severely impacted by the presence of the side wall of the application property and has little outlook. The proposal would not increase the proximity of number 8 to this window, but would result in additional bulk which would be viewed against the side wall of the existing property and only from very close to the window when looking up towards the sky. For this reason it is not considered that the proposal would result in sufficient harm or sense of enclosure to this room to substantiate refusal of this application when compared to the existing situation. This is further supported by the fact that room retains a good outlook through the internal archways and through the conservatory. Were the rear extension at number 9 to be implemented, the room would become more enclosed by virtue of the closure of one of the internal archways. That would be the neighbours choice to do so. However, the room would still benefit from a wider archway into the rear extension and large bi-folding doors would provide views out and into the garden. This is notwithstanding the objection from the neighbour.
13. The other side facing windows at number 9 do not serve habitable rooms and therefore no overbearing impact caused by the side and front extension would be harmful to the occupants of number 9 in a way which would substantiate a reason to refuse this application. This is notwithstanding the objection from the neighbour.
14. **Overlooking:** The additional windows in the rear wall of the proposal (in either the ground or first floors) would have a similar relationship with neighbours to the existing situation or would be largely screened by existing boundary treatments. Therefore they would not result in harmful overlooking to any neighbour. There would be two new windows in the side elevation, facing number 9 and the neighbour has objected to these. While any views into the bathroom and en-suite at number 9 would not substantiate a reason to refuse this application (as they are not habitable rooms) these windows may have some views down into the kitchen/living room. This can be dealt with by condition. Any noise created from these windows would be minimal and is not a material consideration in the context of these two residential properties. The Borough Design Guide's recommended front to front distance (10m) would be maintained between the new front facing windows and the neighbour to the front. For these reasons the proposal would not result in harmful overlooking impacts to any neighbour.

Access and Movement:

15. *Highway Safety and Parking:* There would be no increase in the number of bedrooms at the property however the garage would be lost, which contains one sub-standard parking space. The applicant has demonstrated an additional parking space in the front garden. The Council's Highways officer has recommended a condition to ensure that this is implemented and retained as such. However, reference to the Borough's parking standards suggests that the appropriate number of spaces for the resultant house is 2. The property already has 2 spaces which meet the requirements of the Borough Standards and therefore such a condition is not necessary and the existing level of parking on site is acceptable. The Highways Officer has raised no other Highway safety concerns with regards this residential extension.

Landscape and Trees:

16. The neighbour at number 9 has objected to this proposal based on the potential impact on trees along the boundary with their property. There are no protected trees either on or adjacent the application site. However, policy CC03 indicates that schemes should indicate how existing trees would be protected. The trees in question are a row of Leyland Cypress (*Leylandii*) trees close to the border between the application site and number 9 Medway Close (planted on the side of number 9) which are not demonstrated on the received plans. The proposed single storey rear extension would be 3.2 metres long and would abut the boundary with the neighbouring property. The trunk of the nearest tree is approximately 3.5 metres from the rear wall of number 8 and therefore it is likely that the proposal would have some impact on these trees. Consultation with the Council's Trees and Landscapes Officer has confirmed that they have no objection to the harm to or loss of these *Leylandii* and it is agreed that these non-native trees contribute little to the character of the area. Therefore there is no objection to the proximity of the extension in planning terms. Any harm to the neighbour's trees as a result of the proposal is a civil matter. The proposal is therefore acceptable in terms of its impact on nearby trees and is in accordance with CC03 of the MDD Local Plan.

Amenity Space for future occupiers:

17. The garden at the property would remain 11 metres in depth and roughly square, as recommended in the Borough Design Guide. Therefore the remaining garden would be acceptable.

Ecology:

18. Policy CP7 indicates that proposals which result in harm to protected species will be resisted. Bats are a European protected species. The application site is located within habitat that matches that where bat roosts have previously been found in the borough and there would be works to the roof. A bat survey has been submitted with this application which found no evidence of bats and concludes that the proposals are unlikely to have an adverse impact on bats as a protected species. The Council's Ecologist agrees with this assessment and has not objected to the proposal. It is therefore acceptable in this regard and is in accordance with the relevant policy.

Other:

19. The neighbour has raised concerns regarding the validity of this application, based on the view that additional information should be submitted regarding the fact that no arboricultural impact survey, daylight/sunlight assessment or SuDS plan have been

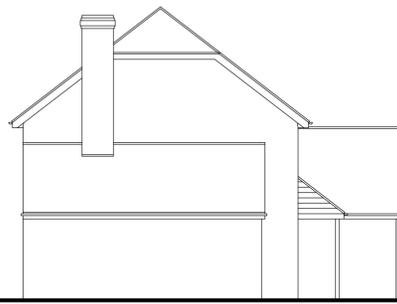
received. Additionally, the plans do not contain a scale bar and the single storey extension would overhang the neighbour's boundary. These documents are in the Local List, however they are not statutorily required and are not required in this instance given the small scale of the proposal and its specific impacts. The received plans are to scale and can be measured which is in line with statutory requirements. The SuDS plan is in specific relation to the additional hardstanding in the front garden. This can be dealt with by use of a condition to ensure that any hard standing is permeable. The single storey rear extension does appear to overhang the neighbour's boundary, however, certificate B has been signed and the requisite notice was served on the neighbour - any issues relating to land ownership is a civil matter not material to consideration of the application. Therefore the application is valid.

CONCLUSION

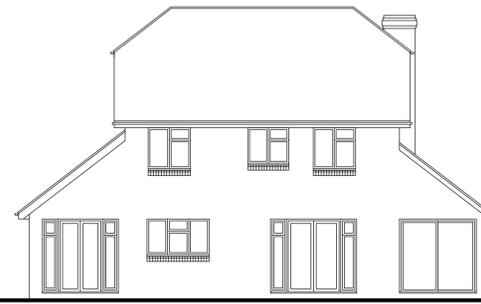
Taking objections from the neighbours at number 9 Medway Close into account, it is considered that the design of the dwelling is acceptable. While there would be some impact on side windows at number 9 in terms of light levels and the increase in proximity, only one of the side facing windows serves a habitable room. This window is already significantly impacted by the proximity of the side wall of the application property and benefits from some light and outlook from other sources. Overlooking issues can be addressed by condition. Therefore the impact on the occupiers of number 9 would not be significant enough to substantiate a reason to refuse this application compared to the existing situation. The application is acceptable regarding trees and landscape issues, highways and parking and ecological issues. The proposal is therefore recommended for conditional approval.



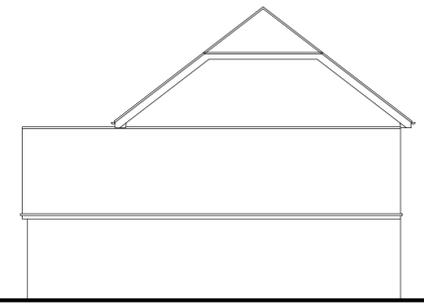
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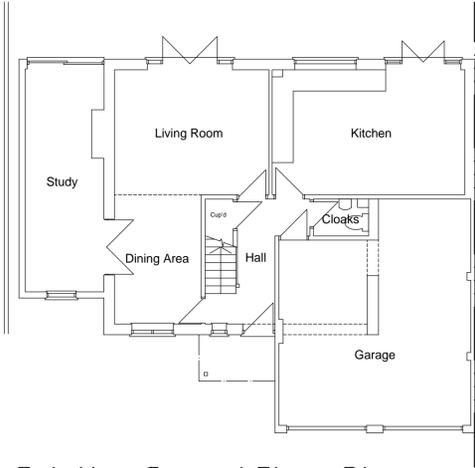
Existing S.W. Elevation



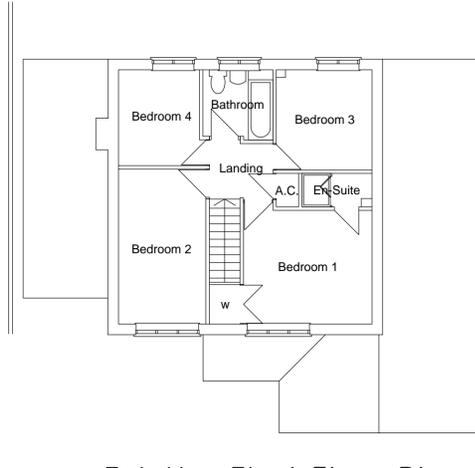
Existing N.W. Elevation



Existing N.E. Elevation



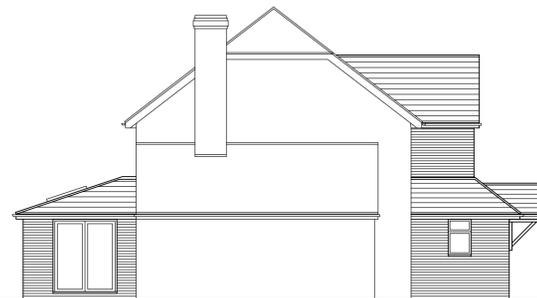
Existing Ground Floor Plan



Existing First Floor Plan



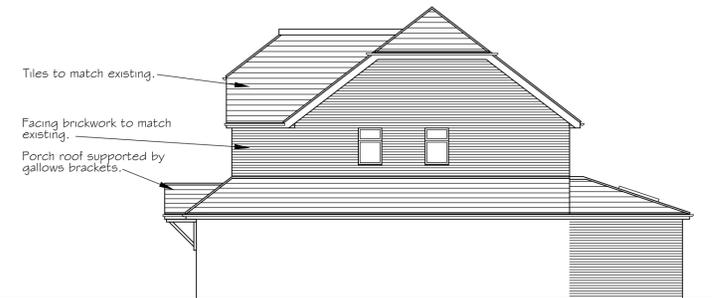
Proposed S.E. Elevation



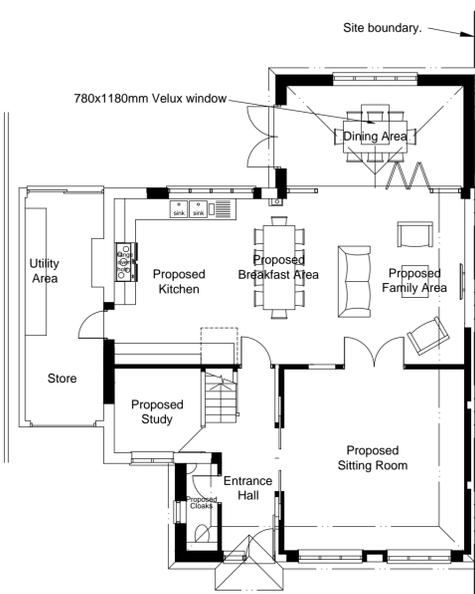
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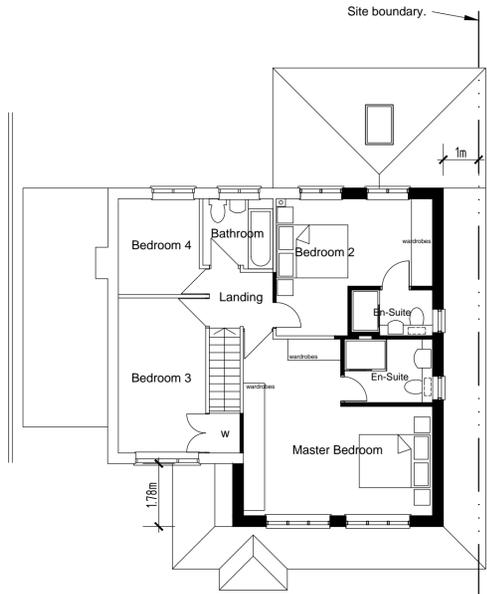
Proposed N.W. Elevation



Proposed N.E. Elevation

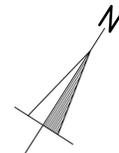


Proposed Ground Floor Plan



Proposed First Floor Plan

PROPOSED MATERIALS:-
 Walls - Facing brickwork to match existing
 Roof - Profiled concrete tiles to match existing
 Doors - Brown UPVC
 Windows - Brown UPVC



Rev.C. (23.10.18) - Floor plans showing the single storey rear extension have been amended to 3.2 metres projection to match the proposed elevations. Small window added to the side elevation (South West Elevation) of the proposed cloaks to match the window shown on the proposed floor plan.

Rev.B. (06.08.18) - Proposals amended in accordance with the clients requirements and the planning officers recommendations/requirements following withdrawal of previous planning application. Changes include stepping first floor side extension 1 metre off the side boundary and internal reconfiguration.

Rev.A. (21.02.18) - Project title corrected in accordance with the proposals.

Proposed Single Storey Front Extension, Garage Conversion, First Floor Front and Side Extensions and Internal Alterations at 8 Medway Close

Client: **Mr and Mrs Hira**
 8 Medway Close
 Wokingham
 Berkshire
 RG41 3TP

Description: **Existing and Proposed Plans and Elevations**

MARTIN BUTLER PARTNERSHIP LIMITED

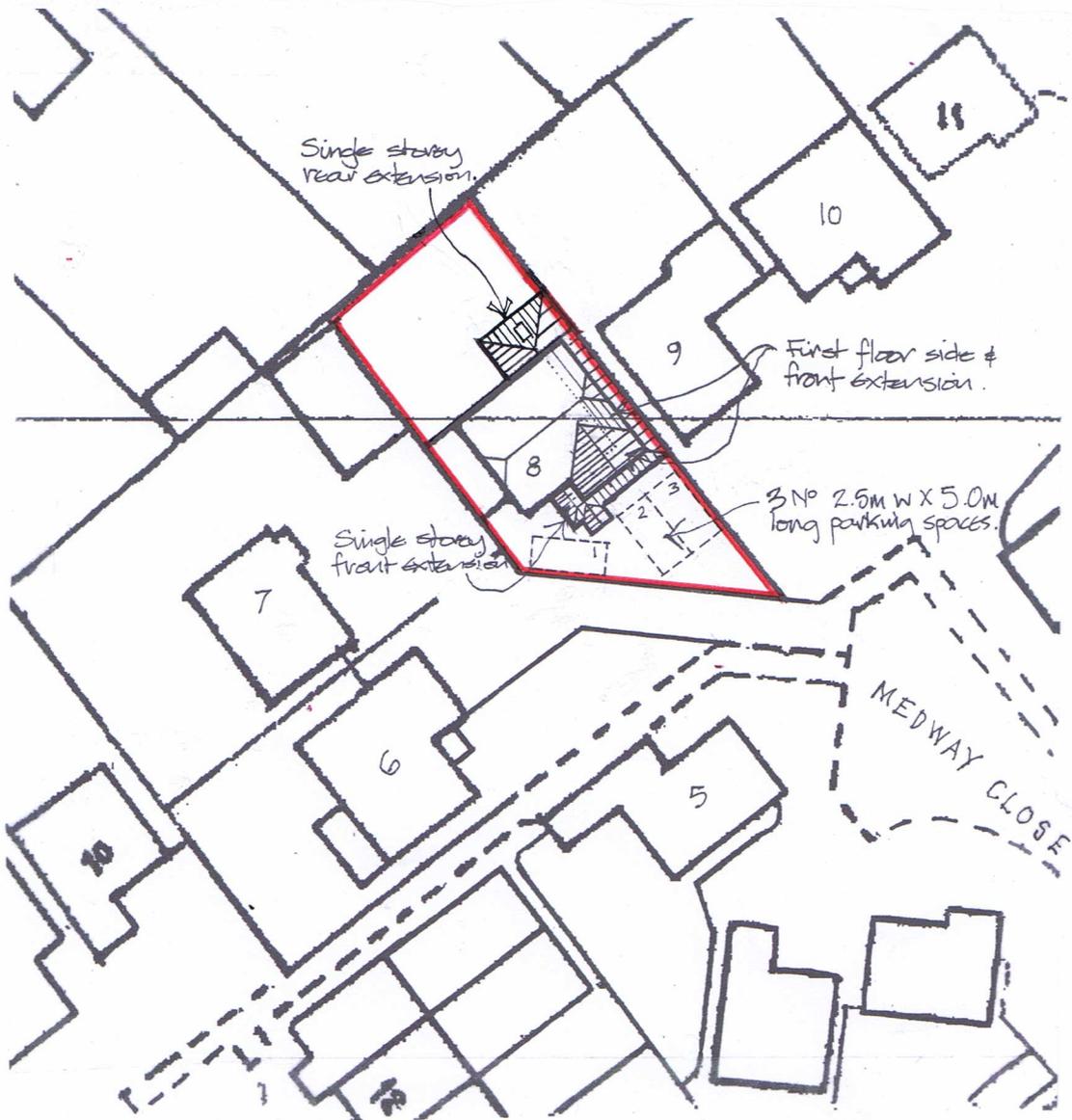
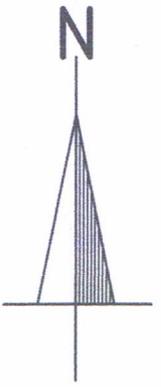
28 Broad Street
 Wokingham
 Berkshire
 RG40 1AR

Scale: 1:100
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 drawing: 01
 revision: C

date: 07/12/17
 drawn: MR

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Site Plan

Scale 1:500

Rev. A. 29.10.18

Single storey rear extension reduced to depth of 3.2 metres.

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