



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 12 JUNE 2019 AT 7.00 PM**

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

Susan Parsonage
Chief Executive
Published on 4 June 2019

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

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WOKINGHAM BOROUGH COUNCIL

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Simon Weeks (Chairman)	Chris Bowring (Vice-Chairman)	Stephen Conway
Gary Cowan	Carl Doran	Pauline Jorgensen
Abdul Loyes	Andrew Mickleburgh	Malcolm Richards
Angus Ross	Rachelle Shepherd-DuBey	

ITEM NO.	WARD	SUBJECT	PAGE NO.
5.		APOLOGIES To receive any apologies for absence.	
6.		MINUTES OF PREVIOUS MEETINGS To confirm the Minutes of the Meeting held on 8 May 2019 and the Minutes of the Extraordinary Meeting held on 22 May 2019	5 - 14
7.		DECLARATION OF INTEREST To receive any declaration of interest	
8.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
9.	Shinfield South	APPLICATION NO. 181499 - LAND SOUTH OF CUTBUSH LANE, SHINFIELD, RG2 9AG Recommendation: Conditional Approval subject to legal agreement	15 - 110
10.	Bulmershe and Whitegates	APPLICATION NO. 190881 - ADDINGTON SEN SCHOOL, WOODLANDS AVENUE, WOODLEY, RG5 3EU Recommendation: Conditional Approval	111 - 152
11.	Arborfield; Barkham; Finchampstead South	APPLICATION NO. 190455 - ARBORFIELD GARRISON SDL AND ADJOINING LAND, PARCEL X, ARBORFIELD, RG2 9LN Recommendation: Conditional Approval	153 - 190
12.	Hawkedon	APPLICATION NO. 190618 - LIBERTY OF EARLEY HOUSE, STRAND WAY, EARLEY Recommendation: Conditional Approval subject to legal agreement	191 - 222

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|-----|-----------------|--|-----------|
| 13. | Wescott | <p>APPLICATION NO. 190673 - LUCKLEY HOUSE SCHOOL, LUCKLEY ROAD, WOKINGHAM, RG40 3EU</p> <p>Recommendation: Conditional Approval</p> | 223 - 292 |
| 14. | Shinfield South | <p>APPLICATION NO. 190747 - LAND REAR OF STANBURY HOUSE, BASINGSTOKE ROAD, SPENCERS WOOD, RG7 1AJ</p> <p>Recommendation: Conditional Approval subject to legal agreement</p> | 293 - 318 |

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	

CONTACT OFFICER

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

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 8 MAY 2019 FROM 7.00 PM TO 9.25 PM**

Committee Members Present

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

Councillors Present and Speaking

Councillors: Paul Fishwick

Councillors Present

Councillors: Sarah Kerr, Adrian Mather and Imogen Shepherd-DuBey

Officers Present

Connor Corrigan, Service Manager – Strategic Development Locations, Planning Delivery
Judy Kelly, Highways Development Manager
Mary Severin, Borough Solicitor
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Nesha Burnham
Andrew Chugg
Sophie Morris
Simon Taylor

85. APOLOGIES

There were no apologies for absence.

86. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 13 March 2019 were confirmed as a correct record and signed by the Vice Chairman in the Chair.

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.

87. DECLARATION OF INTEREST

Chris Bowring declared a prejudicial interest in item number 94, on the grounds that he was the Deputy Executive Member for Regeneration and was therefore closely linked to this application. He stated that he would leave the room and relinquish the Chair for the duration of this item.

87.1 Election of Chairman for Agenda Item 94

Chris Bowring proposed that Angus Ross be elected Chairman for the duration of Item 94. This proposal was seconded and upon being put to a vote it was:

RESOLVED: That Angus Ross be elected Chairman for the duration of agenda item 94.

88. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Agenda item 89, application number 181499, was withdrawn from the agenda on the request of the applicant.

89. APPLICATION NO 181499 - LAND SOUTH OF CUTBUSH LANE, SHINFIELD
This item was withdrawn from the agenda.

90. APPLICATION NO 190198 - TOUTLEY ROAD / OLD FOREST ROAD, WOKINGHAM

Proposal: Full application for the construction of the western section of the Northern Distributor Road linking Toutley Road in the north and the A329 Reading Road in the south west, incorporating a railway bridge, a new junction on Toutley Road / Old Forest Road, and associated works including crossings, drainage, flood risk improvements, shared footway/cycleway, SANG replacement and laying out of new public open space.

Applicant: Wokingham Borough Council C/O WSP.

The Committee received and reviewed a report about this application, set out in agenda pages 109 to 104.

The Committee were advised that the Members' Update corrected Condition 3 of the recommendation to state 'Rev 04' in place of the originally stated 'Rev 03'.

Ian Haller, on behalf of the applicant, spoke in favour of the application. He stated that the application covered 1.4km of new single carriageway and a bridge over the railway. Ian extended his thanks to all of the teams associated with developing the project to its current state. Ian added that a statutory consultation process had been undertaken, and various amendments had been made to the scheme as a result of responses received. Ian stated that over 2500 trees would be planted as a part of the proposed development, including a creation of a woodland area. Ian added that paths would be created to link the development to the existing SANG, and that any felled trees would be replaced at a ratio of 20 to 1 in addition to the 2500 other newly planted trees. Ian stated that should the application be approved, then the draft bridge agreement and track positions would be subsequently agreed.

Rachelle Shepherd-DuBey stated that the Winnersh are was in need of the proposed road, which was a compromise as residents had not wished for the road to go over the Toutley Road.

Angus Ross asked for clarification over the speed limits on the proposed road. Judy Kelly, Highways Development Manager, stated that the speed limit would be 40Mph via the Reading Road until the Old Forest Road junction, after which the speed limit would be 30 Mph.

A number of Members commented on the benefits that this road would bring to the area.

Angus Ross queried why it appeared that the Fire Service had not been consulted regarding this application. Sophie Morris, Case Officer, stated that the Fire Service were routinely consulted as a matter of course, and added that they are likely to have been consulted regarding this application, and Officers would confirm whether they had been.

Carl Doran asked for clarification regarding the pedestrian crossing points and acoustic sound barriers. Judy Kelly stated that the signalised crossing points would be built near the proposed open space. Sophie Morris stated that from a planning point, acoustic barriers were undesirable from a visual aspect. Sophie added that noise insulation grants would be available to affected houses.

Malcolm Richards queried how the 'no parking' would be indicated on the proposed road. Judy Kelly stated that double yellow lines would feature along the length of the proposed road to indicate that no parking was available.

RESOLVED: That application 190198 be approved subject to conditions and informatives as set out in agenda pages 110 to 119, and corrected condition 3 as set out in the Members' Update.

91. APPLICATION NO 180753 - TRIDENT HOUSE, 2 PARK LANE STREET, WINNERSH

Proposal: Full application for the proposed change of use, raising of the roof, single storey rear extension and alterations to fenestration to provide 12 flats with rear amenity space and onsite parking.

Applicant: Mr Sundeep Saxena.

The Committee received and reviewed a report about this application, set out in agenda pages 145 to 184.

The Committee were advised that the Members' Update included:

- A correction to page 156 of the agenda to refer to 'Residential Amenities' in the body of the report;
- Amendment to paragraph 14 of the report to read 'Affordable Housing Viability Report.'

Paul Fishwick, Ward Member, spoke against the application. He was of the opinion that the proposed development had insufficient parking and no visitor parking, which would force residents to park on surrounding highways.

Rachelle Shepherd-DuBey stated that the surrounding roads were usually dull with on street parking, and the inadequate parking at the proposed development would compound the on street parking issues. Judy Kelly, Highways Development Manager, stated that the parking arrangements at the proposed development were compliant with parking standards as all of the parking would be unallocated and there was therefore no requirement for visitor parking.

Malcolm Richards queried the car parking management arrangements at the proposed development. Judy Kelly stated that the parking management strategy was secured via the management condition, which stated that the parking must remain unallocated and covered details such as access gate operations and signage. Judy added that the development provided 12 unallocated parking spaces as opposed to the 8 spaces required by standards.

A number of Members expressed their disappointment over the number of parking spaces at the proposed development, however referenced that they were in line with the Council's current parking standards.

Carl Doran queried why the application was recommended for approval when it was contrary to CP15 due to a reduction of office space, and queried why some of the amenity spaces were below standard. Simon Taylor, Case Officer, explained that a previous application regarding this site was dismissed at appeal, and the loss of office space was not considered a reason for refusal at the time and it would therefore be unreasonable to consider it as a reason for refusal now. Simon added that CP15 was intended to protect office space in the main areas of business, and the proposed development site was around 2km from Winnersh Triangle (the main office/business area). Regarding the amenity spaces, Simon stated that due to the difficulties presented in repurposing an office building into a residential building, some areas were smaller than standard. Simon added that the smaller amenity spaces were less than half a square metre, with bedroom and living room sizes being compliant with standards, and as a result it was deemed acceptable.

Carl Doran asked for clarification regarding the small commuted affordable housing sum. Connor Corrigan, Service Manager – Strategic Development Locations and Planning Delivery, stated that the repurposing of office buildings was generally more expensive than a regular development. Connor added that the proposals had been independently assessed by a viability expert, and Officers had accepted the professional opinion.

A number of Members reiterated concerns raised at previous Committee meetings regarding the process of how viability assessments and affordable housing contribution calculations were carried out.

Malcolm Richards queried the low ceiling heights in some of the dwellings. Connor Corrigan stated that the ceiling heights were a matter for building regulations, and so long as they met the minimum standards (which they had done in this instance) they were accepted by Officers as this was not a planning consideration.

RESOLVED: That application 180753 be approved, subject to the conditions and informatives as set out in agenda pages 146 to 154.

92. APPLICATION NO 190673 - LUCKLEY HOUSE SCHOOL, LUCKLEY ROAD, WOKINGHAM

Proposal: Full application for the proposed construction of a reduced size multi-use synthetic turf sports pitch with a 3m-4.5m high fence and 6no 12m column floodlights.

Applicant: Mr Norman Patterson.

The Committee received and reviewed a report about this application, set out in agenda pages 185 to 222.

The Committee were advised that the Members' Update included:

- Clarification of timings related to Condition 12;
- Clarification regarding questions raised by Members during their site visit.

Mike Sheldon, resident, spoke against the application. He stated that he was speaking on behalf of the local residents association and that in their opinion they were astonished with the lack of detail and numerous inaccuracies contained within the report. He added that the plan and design statement stated that the proposals would be screened from

residential properties via retention of trees. Mike referenced an image from a resident's garden which showed a low level of screening from the proposed site. Mike was of the opinion that the view from Denby Close had been grossly misrepresented, and that a significant loss of privacy for residents would occur if the application was approved, in particular as the position of the pitch would allow teams and coaches or trainers to be grouped on the west side of the pitch near Denby Close. Mike was of the opinion that the 51m separation distance from the nearest residential property to the proposed site was incorrect, with the real distance being closer to 30m. Mike stated that the bat report had included a light spillage assessment but had not referenced issues surrounding noise. Mike was of the opinion that the noise impact assessment had been undertaken using a computer model which had been modelled from a further corner of the proposed site away from residential properties, and therefore it did not accurately account for the noise of a whistle or a hockey ball hitting a back board.

Maria Gee, Ward Member, submitted a written statement which was in opposition to the application. In her absence, Chris Bowring read out the statement. Maria stated that this application differed from similar local applications such as that of Emmbrook School due to the location of the sports facility to nearby residential housing. Maria added that there was no existing sound barrier to houses in Denby Close, and that the noise impact assessment was not, in her opinion, convincing and urged the Council to undertake its own assessment. Maria asked that should the application be approved that local ward Members be involved in developing a noise management scheme. Maria stated that the assessment of effects on bats, a protected species, had only considered light and omitted noise. Maria asked that an additional assessment of the effects of noise on bats be carried out before the application could be considered. Maria cited safety concerns for school boarders and local residents due to the proposed extended hours and the open planned nature of the existing site, as stated that it was essential for a risk assessment be carried out taking into account the change of use from purely school use to mixed school and commercial use. Maria asked that should light spillage caused concerns, that mitigation methods such as additional planting or variation to operational hours be put in place.

Simon Taylor, Case Officer, stated that the pitch would not be full sized and therefore would attract a low crowd participation. He added that the measurements of the proposed site from the residential properties were taken from an aerial view map, and this distance was measured to be 51m.

Bill Soane queried whether fencing could be erected to help screen residential properties from the proposed development. Connor Corrigan, Service Manager – Strategic Development Locations and Planning Delivery, stated that fences could be erected if privacy became an issue, however this was undesirable as the fences could create 'dead land' between boundaries which could lead to antisocial behaviour.

In response to Member questions regarding the impact the proposed development would have on nearby bat populations, Connor Corrigan stated that the Council's Biodiversity Officer had not objected to the proposals including when light and noise was taken into account.

In response to Member questions regarding Sport England's involvement, Simon Taylor stated that Sport England generally promote dual use facilities with extended operational hours in order to promote community health and engagement with sporting activities.

Carl Doran queried who provided the noise assessment and whether it had identified any unacceptable noise levels. In response, Simon Taylor stated that the applicant had carried out the noise impact assessment and had accepted changes to the application by condition. He added that the assessment had only identified the referee's whistle as breaching the acceptable noise levels, and as this was to be used infrequently it was deemed acceptable in this instance.

Angus Ross felt that the Committee should have been provided with the noise assessment and its findings in more detail. Connor Corrigan stated that the noise impact assessment document was a very technical document, however the executive summary would cover the key findings and could be provided should Members' wish.

Wayne Smith was of the opinion that the applicant should have undertaken a comprehensive consultation with local residents with regards to this application. He stated that members needed to know more about Sport England's involvement with the application, for example regarding hours of use.

Rachelle Shepherd-DuBey asked that the Committee be provided with specific information with regards to which activities are to take place on the proposed development.

Angus Ross proposed that the application be deferred, in order that clarification of separation distances be provided, the executive summary of the noise impact assessment be provided, Sport England's involvement relating to requirements of the of the usage of the site (such as hours of use) be clarified and clarification of which activities are proposed to be carried out on site be provided. This was seconded by Rachelle Shepherd-DuBey.

RESOLVED: That application 190673 be deferred, in order that clarification of separation distances be provided, the executive summary of the noise impact assessment be provided, Sport England's involvement relating to the requirements of the usage of the site (such as hours of use) be clarified and clarification of which activities are proposed to be carried out on site be provided.

93. APPLICATION NO 190233 - LORD HARRIS COURT, MOLE ROAD, SINDLESHAM

Proposal: Full planning application for demolition of Lord Harris Court Centre care home (88 bedroom) and erection of a new 45 bedroom care home and 60 assisted living apartments (C2 use Class), together with associated car parking, landscaping and amenity space provision.

Applicant: Kevin Harris, Royal Masonic Benevolent Institution.

The Committee received and reviewed a report about this application, set out in agenda pages 233 to 276.

The Committee were advised that the Members' Update included:

- Amended plans detailing revised boundary measures to include ecologically-friendly fencing suitable for small animals;
- Amended paragraph 55.

Stuart Crickett, agent, spoke in favour of the application. He stated that a previous application had been refused due to concerns over the size and scope of the proposal.

Stuart added that the current application had undergone comprehensive changes and positive reviews, which had reduced the bulk and height of the proposals whilst still delivering a top quality care home. Stuart stated that the current proposals amounted to no loss in resident amenity, and the development would have no adverse highways impact. Stuart added that Tree 35 (T35), a grand oak tree, would be preserved and incorporated into the new development. Stuart stated that the proposals would provide two state of the art facilities to care for the elderly and dementia patients.

Mike Larsen, resident, spoke in objection to the application. Mike was of the opinion that the new proposals were still of considerable bulk and scale, and cited that the previous application was roundly refused. Mike added that the current proposals had placed the structures further back in the site, making it denser than the previous proposal. Mike stated that the phases approach to the construction of the development could take a considerable amount of time. Mike added that the T33 and T34 lived in harmony with retained T35 and should also be protected rather than felled.

Paul Fishwick, Ward Member, spoke in objection to the application. He stated that the proposed balconies overlooked residential properties and would reduce their privacy. Paul added that T33 and T34 provided screening and grew outside retained T35 and should also be retained. Paul was of the opinion that the proposed development would adversely impact the traffic on the already congested surrounding roads. Paul stated that there were parking concerns relating to the proposals, and that the smoking shelter adjacent to the residential properties needed to be moved elsewhere. Paul was of the opinion that the proposed development would cause light pollution, and that there were substandard footways outside of the development linking to public transport routes.

Andrew Chugg, Case Officer, responded to a number of points raised by the speakers. He stated that the size of the proposals had been reduced and that the general relationship between the proposed structures and the residential properties had increased by between 1.5m-2m. Andrew added that the proposals would not have an adverse effect on the character and appearance of the area. Andrew clarified that the Landscape and Tree Officer had not objected to the felling of T33 and T34, and added that extra landscaping would be provided as part of the proposed development. Andrew stated that the balconies were not considered to have a significant impact of residential privacy. Andrew added that the loss of light and overbearing nature of the proposal were not considered unacceptable in planning terms.

Judy Kelly, Highways Development Manager, stated that the traffic in the surrounding area was low on the morning of the site visit.

Rachelle Shepherd-DuBey was of the opinion that the proposed location of the smoking shelter would adversely affect the existing residents, and asked for it to be moved. The Committee concurred with this request, and Andrew Chugg confirmed it could be moved via condition.

Wayne Smith asked that the ecological fencing condition (as amended within the Members' Update) be agreed in consultation with the local Ward Members.

Rachelle Shepherd-DuBey queried why T33 and T34 were required to be felled. In response, the Committee asked the agent to clarify. Stuart Cricket stated that it was his belief that the root protection area of T33 and T34 would encroach on the proposed

development over their lifespan, and that their loss was justified by the preservation of T35 which would have a longer lifespan.

RESOLVED: That application 190233 be approved, subject to conditions and informatives as set out in agenda pages 186 to 192, variation to condition 2 as set out in the Members' Update in conjunction with the Ward Members', and additional condition regarding the relocation of the smoking shelter away from the existing residential properties.

94. APPLICATION NO 190395 - ALEXANDRA HOUSE, ALEXANDRA COURT WOKINGHAM

Chris Bowring left the room

Angus Ross assumed the Chair.

Proposal: Full planning application for the proposed change of use of ground floor from 'Spin and Night club' to mixed use comprising retail (use class A1) and Business (use class B1a), plus changes to fenestration to ground floor.

Applicant: Bernie Pich (On Behalf of Wokingham Borough Council).

The Committee received and reviewed a report about this application, set out in agenda pages 223 to 276.

The Committee were advised that there were no Members' Updates.

Nesha Burnham, Case Officer, advised the Committee that Condition 5 was no longer required.

Maria Gee, Ward Member, submitted a written statement which commented on the application. In her absence, Angus Ross read out the statement. Maria was of the opinion that it was odd that the Council was converting part of the building to office space, when office space appeared to be in over supply in Wokingham Town. Maria added that she hoped that an analysis of the likely tenant demand had been completed, and a risk assessment completed for the market value of the property should tenants not be found. Maria noted that this application had no car parking associated with it.

Angus Ross commented that a nearby office was to be demolished shortly, and that this proposal would counterbalance a portion of the lost office space from that building.

Malcolm Richards stated that there were existing problems with parking within the town centre, however he had no obvious concerns with regards to this application.

RESOLVED: That application 190233 be approved, subject to conditions and informatives as set out in agenda pages 225 to 231, and with the removal of condition 5.

Chris Bowring resumed the Chair.

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 22 MAY 2019 FROM 9.20 PM TO 9.25 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Chris Bowring (Vice-Chairman), Stephen Conway, Gary Cowan, Carl Doran, Pauline Jorgensen, Abdul Loyes, Andrew Mickleburgh, Malcolm Richards, Angus Ross and Rachelle Shepherd-DuBey

Officers Present

Anne Hunter, Democratic and Electoral Services Lead Specialist

1. APOLOGIES

There were no apologies for absence submitted.

2. DECLARATION OF INTEREST

There were no declarations of interest submitted.

3. ELECTION OF CHAIRMAN

Simon Weeks was elected Chairman of the Planning Committee for the 2019/20 Municipal Year.

4. APPOINTMENT OF VICE-CHAIRMAN

Chris Bowring was appointed Vice-Chairman of the Planning Committee for the 2019/20 Municipal Year.

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Agenda Item 9.

Application Number	Expiry Date	Parish	Ward
181499	EXT	Shinfield	Shinfield South

Applicant	Bellway Homes and the University of Reading
Site Address	Land South of Cutbush Lane, Shinfield, RG2 9GH
Proposal	Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.
Type	Full
PS Category	1
Officer	Christopher Howard
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on 12/06/19
REPORT PREPARED BY	Assistant Director Delivery & Infrastructure

SUMMARY
<p>The application is for full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield. The site was allocated for housing as part of the housing allocation for the South of the M4 Strategic Development Location (SDL) and was identified in the Spatial Framework Plan in the adopted Supplementary Planning Document (SPD). In total, 375 units were identified for north and south of Cutbush Lane and 126 units have been delivered / under construction to the north of Cutbush Lane at Littlebrook and the balance of the proposed 249 makes up the SPD allowance.</p> <p>It is important to note that there was a timing restriction for the land put forward for the Shinfield West appeal by the University of Reading. This had a restrictive clause within the Unilateral Undertaking to not develop on land south of Cutbush Lane until 2026. The council has however removed this clause and agreed to release the land through an Executive Decision on the 27th of July 2017 which is appended to the report. This also identified land south of the current development parcel to the north of Arborfield Road for housing to be delivered along the entire western edge of the Eastern Relief Road (ERR). The reason for this was to ensure comprehensive and well planned development of the area. This will help the council to continue to meet and exceed its requirement for a 5 year housing land supply and this should help to limit speculative sites coming forward. In addition, this allows for a comprehensive approach to the delivery of housing on the eastern side of Shinfield and an application is expected for the residual land to the north of Arborfield Road in 2019.</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.</p> <p>The application includes heads of terms for a S106 agreement to deliver further on site and off site infrastructure including 35% affordable housing and SANG off-site. A S106</p>

legal agreement will secure the proportion of infrastructure attributable to the development and identify suitable triggers for delivery.

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

The application is before the Planning Committee as it is a major development that is recommended for approval. It is considered that the development would be a sustainable urban extension to the existing settlement whereby residents would have good access to services and facilities. The development would not have a significant detrimental impact on the character of the area or on existing residents.

In regard to access, the applicant has worked with the council to ensure that this is delivered predominantly from the roundabout adjacent to the Science Park through the Littlebrook development site located to the north of Cutbush Lane. This approach means that a further access point is not required from the ERR and since the road within the Littlebrook estate has been designed to be 6.1m wide to accommodate buses, the access strategy is acceptable.

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 such as the Eastern Relief Road.

In design terms, the proposal meets all the standards and in particular internal space and parking. The proposal is considered to be acceptable, represents good design. Therefore the proposals are in accordance with adopted policy and standards and it is recommended that the application is approved subject to conditions outlined below and completion of a legal agreement to secure the necessary infrastructure. An alternative recommendation for refusal is included should a legal agreement not be secured which is set out below.

In terms of background, the application was deferred at the February Planning Committee as an application for the Langley Mead SANG extension was refused by Members. At this point in time, the current application had to be deferred as there was no SANG provision to support the houses. Following a review of existing consented SANG, there is sufficient provision at the approved Ridge SANG to support the housing (see section 83-34 below). The application has not been subject to re-consultation with neighbours in regard to this aspect because it is not considered that the revised SANG strategy would cause any significant amenity impacts. On this basis, the application is acceptable in regard to the Thames Heath SPA mitigation.

It should also be noted that there has been some enabling works on the site since the deferral of the application at Planning Committee in February. This has involved tree felling and landscape works to existing hedgerows. As the trees are not covered by a Tree Preservation Order, works on these do not require consent by the Local Planning Authority. The landscaping works were however overseen by an ecologist and our compliance officer visited the site on several occasions. All trees that are shown to be retained on the plans have also been retained.

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<p>PLANNING STATUS</p> <ul style="list-style-type: none"> • Strategic Development Location (SDL) as identified on the Core Strategy • South of the M4 Strategic Development Location SPD • Infrastructure Delivery and Contributions SPD • Countryside • Within 5-7km of the Special Protection Area (SPA) • Mineral consultation zone

<p>RECOMMENDATION</p> <p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</p> <p>A) Completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i. Highway improvements/upgrades including the Magpie and Parrot roundabout (southern roundabout) on the Eastern Relief Road. ii. Footpath improvements both on and off site iii. Contributions for South of the M4 Bus Strategy iv. Contributions for My Journey v. Provision of off-site sports facilities vi. Provision of play space vii. 35% Affordable housing provision on site with a payment in lieu of 0.15 dwelling viii. Employment skills plan/contribution ix. Maintenance sums x. SAMM contributions xi. Monitoring Fees <p>B) Conditions and informatives:</p> <p><u>Timeframe for implementation</u></p> <p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p style="text-align: center;"><i>Reason: In pursuance of s91 of the Town and Country Planning Act 1991 (as amended by s51 of the Planning and Compensation Act 2004).</i></p> <p><u>Plans</u></p> <p>2. This permission is in respect of the plans listed in the table below and the development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p><u>Architect Drawings</u></p>
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Document	Document Ref	Revision
Presentation Planning Layout	041611-BEL-TV-01	D

Supporting Layout	041611-BEL-TV-02	D	
Storey Height Layout	041611-BEL-TV-03	C	
Tenure Layout	041611-BEL-TV-04	D	
Unit Type Layout	041611-BEL-TV-05	C	
Location Plan	041611-BEL-TV-06	/	
Materials Layout	041611-BEL-TV-07	D	
Perspective 01	041611-PER01	A	
Perspective 02	041611-PER02	A	
Perspective 03	041611-PER03	A	
Perspective 04	041611-PER04	A	
Street Scene 02	041611-SS02	A	
Street Scene 03	041611-SS03	A	
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The Turner – Feature Brick Elevations	TU-3B-2S-TF-E	/	
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The Mason – Brick Elevations	MA-3B-2S-TB-E	/	
The Mason – Feature Brick Elevations	MA-3B-2S-TF-E	/	
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The Scrivener – Brick Elevations	SC-4B-2S-TB-E	/	
The Scrivener – Feature Brick Elevations	SC-4B-2S-TF-E	/	
The Scrivener – Floor Plans	SC-4B-2S-P1	/	
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The Milliner – Floor Plans	MI-4B-2S-P1	/	
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The Turner – Brick Elevations	TU-3B-2S-CB-E	/	
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The Thatcher – Tile Elevations	TH-3B-2S-CT-E	/	
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The Quilter – Floor Plans	QU-3B-2S-P1	/	
The Mason – Brick Elevations	MA-3B-2S-CB-E	/	
The Mason – Tile Elevations	MA-3B-2S-CT-E	/	
The Mason – Floor Plans	MA-3B-2S-P1	/	
The Scrivener – Brick Elevations	SC-4B-2S-CB-E	/	
The Scrivener – Floor Plans	SC-4B-2S-P1	/	
The Scrivener – Render Elevations	041611-SC-CR-E	/	
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The Philosopher – Floor Plans	PH-4B-2S-P1	/	
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The Weaver – Floor Plans	WE-4B-2S-P1	/	
The Weaver – Render Elevations	041611-WE-CR-E	/	
The Weaver – Floor Plans	041611-WE-P1	/	
H20 – Brick Elevations	041611-H20-CB-E	/	
H20 – Floor Plans	041611-H20-P1	/	
H30 – Brick Elevations	041611-H30-CB-E	/	
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Landscape

Document	Document Ref	Revision
ASP1 Location Plan	6454.SLP.01	A
ASP2 Site & Setting Plan	6454.SSP.02	A

ASP3 Landscape Designation Plan	6454.LDP.ASP3	A	
ASP4 Landscape Character Plan	6454.LCP.ASP4	A	
ASP5 Landscape Strategy Plan for info only subject to further refinement for conditions discharge	6454.LSP.ASP5	H	
ASP6.0 Planting Plan - Overview	6454.PP.ASP6.0	B	
ASP6.1 Planting Plan – 1 of 7	6454.PP.ASP6.1	B	
ASP6.2 Planting Plan – 2 of 7	6454.PP.ASP6.2	B	
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ASP6.4 Planting Plan – 4 of 7	6454.PP.ASP6.4	B	
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ASP9 Illustrative Cross Sections	6454.ICS.ASP9		

Trees

Document	Document Ref	Revision
Arboricultural Impact (Tree Loss) Assessment	CC37-1035	
Tree Protection Plan & Arboricultural Method Statement	37-1035.02 Sheets 1 and 2	

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

Phasing

3. Prior to the commencement of development a strategy for the sub-phasing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy will define:
- i. the development to be delivered within each sub-phase of the development;
 - ii. timescales;
 - iii. details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;

Development shall be carried out in accordance with the approved Phasing Strategy.

Reason: to ensure comprehensive planning of the site, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP19 and the South of the M4 Supplementary Planning Document (October 2011).

Reason for imposing as a pre-commencement condition: The phasing of the works needs to be understood to ensure that services are provided and in order to ensure the comprehensive delivery of the site.

Materials / boundary treatments

4. Prior to residential development above finished floor level, 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 be carried out in accordance with the approved details.

*Reason: To ensure that the external appearance of the buildings are satisfactory.
Relevant Policies: Core Strategy policies CP1 and CP3.*

Reason for imposing as a pre-commencement condition: Flexibility has been built in here to enable groundworks although materials will need to be agreed ahead of housing delivery in the interests of visual amenity.

Permitted development

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in any elevation of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

*Reason: To safeguard the residential amenities of neighbouring properties.
Relevant Policies: Core Strategy policies CP2, CP3 and Design Guide Supplementary Planning Document.*

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

Reason: To safeguard the amenities of the occupiers of neighbouring properties, preserve the character of the settlement and to ensure the proper planning of the area, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3 and the Wokingham Borough Council Design Supplementary Planning Document (February 2010).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except within rear gardens and front door lamps or in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard amenity and highway safety. Relevant Policies: Core Strategy policies CP1, CP3 and CP6.

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

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

Highways

9. Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of on-street parking shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: to ensure satisfactory development and in the interests of sustainable travel in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP19.

10. No part of any dwelling(s) hereby permitted shall be occupied until the vehicle parking and turning space serving that dwelling has been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking and the turning space shall not be used for any other purpose other than turning vehicles.

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.

11. Prior to the first occupation of any dwelling within the development, a Walking and Cycling Strategy for the whole development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: to ensure satisfactory development in the interests of sustainable travel in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP19

12. Prior to commencement of development above finished floor level, 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).

Reason for imposing as a pre commencement condition: To ensure sustainable modes of transport are designed in from the outset of the development

13. No part of any dwelling(s) hereby permitted shall be occupied until details of secure and covered bicycle storage/ parking facilities serving that dwelling for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Reason for imposing as a pre-commencement condition: Flexibility has been provided for the timing although the sheds will need to be provided prior to occupation of the dwellings

14. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43 metres. The access shall be

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

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

Reason for imposing as a pre-commencement condition: In the interests of highway safety and convenience

15. Each dwelling shall not be occupied until visibility splays of 2.0 metres by 2.0 metres serving that dwelling, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

16. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level for the dwellings(s) served by the approved roads and footways before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

Reason for imposing as a pre-commencement condition: In the interests of highway safety and convenience

Construction Management Plan

17. Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) which shall include details including construction access(es) has been submitted to and approved in writing by the Local Planning Authority shall have been submitted to and approved in writing by the Local Planning Authority. Construction shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters:

- i. a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials;
- iv. programme of works (including measures for traffic management and operating hours);
- v. piling techniques;
- vi. provision of boundary hoarding;
- vii. protection of the aquatic environment in terms of water quantity and quality;
- viii. details of proposed means of dust suppression and noise mitigation;
- ix. details of measures to prevent mud from vehicles leaving the site during construction;
- x. details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi. lighting on site during construction;
- xii. measures to ensure no on site fires during construction
- xiii. monitoring and review mechanisms;
- xiv. implementation of the CEMP through an environmental management system;
- xv. details of the haul routes to be used to access the development; and
- xvi. details of the temporary surface water management measures to be provided during the construction phase
- xvii. details of the excavation of materials and the subsurface construction methodology
- xviii. Details of mitigation measures for protected species to be applied.
- xix. appointment of a Construction Liaison Officer.

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

Reason for imposing as a pre-commencement condition: To ensure that the impact of construction activities are suitably mitigated and minimised

Landscape and Trees

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

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB2 1.

Reason for imposing as a pre-commencement condition: To ensure ground remodelling works are acceptable.

19. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local

planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure/boundary treatments, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

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

Reason for imposing as a pre-commencement condition: To ensure a satisfactory landscaping approach.

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

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

- 21.
- i. No development or other operation shall commence on site until the tree protection measures as shown on the Arboricultural Method Statement 37-1035.02 Sheets 1 & 2 are 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.
 - ii. No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other

operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

- iii. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- iv. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

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

Reason for imposing as a pre-commencement condition: To ensure that trees are protected throughout the build out phase.

22. Prior to commencement of development, technical detail on the trenchless thrust boring method within the RPA of veteran tree 7010 shall be submitted for approval by the Local Planning Authority. This shall demonstrate that there is minimal disturbance of the tree. In the event that the details are not agreed, further detail of the connection of the ditch outside of the root protection area of veteran tree 7010 shall be submitted for approval by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Reason for imposing as a pre-commencement condition: To ensure the veteran tree is protected.

23. Prior to the commencement of the development (excluding access and groundworks) a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. In addition, details a maintenance schedule for measures to maintain ecological permeability and/or provide biodiversity enhancement in the public open space shall be included. The landscape management plan shall be carried out as approved.

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

Reason for imposing as a pre-commencement condition: To ensure that the landscape objectives are safeguarded.

Environmental Health

24. No development shall take place until a detailed remediation scheme that describes how the site will be made suitable for the intended use must be submitted to the local planning authority for written approval. The remediation scheme shall include, the proposed remediation objectives and remediation criteria, details of all works to be undertaken, the timetable of works and site management procedures. The remediation scheme shall ensure that the site cannot be declared as being contaminated under part 2A of the Environmental Protection Act 1990, in relation to the intended use, after remediation works are completed.

Reason: To ensure that future users of the site are protected from the harmful effects of contamination

Reason for imposing as a pre-commencement condition: To ensure that contamination is taken into account before development commences

25. The approved remediation scheme shall be implemented before other groundworks or construction works commence unless a phased approach has been agreed as part of the approved remediation scheme or unless written approval is given by the Local Planning Authority. The applicant or contractor must give at least two weeks written notice before remediation works commence. Following completion of remediation works at the site, or upon completion of each phase a verification report shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure that future users of the site are protected from the harmful effects of contamination. Relevant Policies CP1 and CP3

26. If unexpected contamination is found at any time during development this shall be reported in writing as soon as possible to the Local Planning Authority. An investigation and risk assessment shall be carried out, and where remediation work is necessary, a remediation scheme must be prepared and submitted for written approval to the local planning authority. Following the completion of measures set out in the approved remediation scheme a verification report shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To ensure that future users of the site are protected from the harmful effects of contamination. Relevant Policies CP1 and CP3

27. Prior to commencement of development, a scheme detailing rat, vermin and other pest control measures shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include:

- i). details of the methods used to reduce existing rat populations and discourage dispersal of rats from the site during the groundworks and construction phase
- ii). a methodology for assessing the ongoing effectiveness of different rat and vermin and pest deterrent methods;
- iii). an objective methodology for assessing when rodenticides / insecticide shall be applied;
- iv). details of control measures and ongoing assessment of effectiveness in relation to mammalian pests;
- v). provision for submission of records relating to the implementation of the foregoing measures to the Local Planning Authority.

The approved scheme shall thereafter be implemented for the duration of the construction activities associated with the delivery of the development.

Reason: To minimise the migration of rats and other vermin to surrounding areas during site clearance and groundworks. Relevant Policies CP1 and CP3

Reason for imposing as a pre-commencement condition: To ensure that the migration of rats caused by groundworks are minimised to protect the amenity of neighbouring properties

28. The dwellings hereby approved shall be designed and/or insulated so as to provide attenuation against externally generated noise in accordance with a mitigation scheme to be submitted to and approved in writing by the Local Planning Authority before commencement of development (excluding access and groundworks) within any sub-phase. The scheme shall ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night. The design and/or insulation measures identified in the scheme shall ensure that ambient internal noise levels for the dwellings meet the BS8233/1999 Sound insulation and noise reduction for buildings – Code of Practice. For gardens, the steady noise level should not exceed 55dB LAeq,T in areas used for recreation The approved mitigation measures to serve each dwelling shall be implemented prior to occupation and retained thereafter.

Reason: To protect future residents from the harmful effects of high noise levels, in accordance with Wokingham Borough Core Strategy Policy CP1.

29. Before construction of the sub-station commences technical specifications, to include a noise assessment and mitigation report identifying any attenuation measures to ensure that the substation is designed and insulated to mitigate against the noise produced by the substation (whether directly or indirectly), shall be submitted to and approved in writing by the Local Planning Authority. The attenuation measures shall be implemented maintained and retained thereafter in accordance the approved details.

Reason: To protect the amenity of the area and to ensure that the development is not un-neighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Hours of Construction

30. 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: In the interests of the amenities of neighbouring occupiers. Relevant Policies CP1 and CP3

Delivery Times

31. No deliveries of materials or equipment relating to the development hereby approved shall take place other than between the hours of 8:00a.m. and 6:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays or bank or national Holidays.

Reason: In the interests of the amenities of neighbouring occupiers. Relevant Policies CP1 and CP3

Flood mitigation

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

- i. Calculations indicating the Greenfield runoff rate from the site.
- ii. BRE 365 test results demonstrating whether infiltration is achievable or not.
- iii. Use of SuDS following the SuDS hierarchy, preferably infiltration.
- iv. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at 30l/s, or better.
- v. Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change, or how any flooding will be managed within the site.
- vi. Groundwater monitoring to confirm seasonal high groundwater levels.
- vii. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- viii. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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

Reason for imposing as a pre-commencement condition: To ensure that flood risk is managed and impacts are minimised to all users

33. No properties shall be occupied until confirmation has been provided that either:- all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to

be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents. 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.

Ecology

34. Prior to commencement of development full details of a strategy to maintain the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by local planning authority. The strategy shall include:
- i. Details of measures to be applied to boundary treatments and retaining walls.
 - ii. Details of measures to prevent entrapment of animals in the surface water drainage scheme.
 - iii. Locations of the above measures within the detailed layout.
- The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure compliance with policy TB23 and protect species of principal importance.

Reason for imposing as a pre-commencement condition: To ensure Ecology is safeguarded pre and post construction.

35. Prior to commencement of development above finished floor level, full details of a biodiversity enhancement strategy to provide a mixture of bat boxes, bird boxes, hedgehog houses, and insect homes / habitat piles suitable for priority species across the development site at a ratio of at least 1 per 2 dwellings shall be submitted to and approved in writing by local planning authority. The measures contained within the strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To promote protection and recovery of priority species and secure net gains for biodiversity as per NPPF paragraph 174.

Reason for imposing as a pre-commencement condition: To ensure Ecology is safeguarded pre and post construction.

36. Prior to commencement of development, full details of a reptile mitigation strategy shall be submitted to and approved in writing by the local planning authority. The surveys, mitigation and contingency measures contained within the

plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To secure appropriate mitigation for reptile species of principal importance and make the development acceptable per policy CP7.

Reason for imposing as a pre-commencement condition: To ensure Ecology is safeguarded pre and post construction.

Archaeology

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

- i) A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority

Reason:

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

Reason for imposing as a pre-commencement condition: To ensure Archaeology is safeguarded pre and post construction.

Informatives

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

- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- x. 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>
- xi. 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

- xii. The council advises that the developer produces a strategy to install superfast broadband infrastructure for future occupants of the site. The strategy should ensure that upon occupation of a dwelling the new home owner has access to a superfast broadband service through a site-wide network. It is also advised that the developer keeps occupants fully informed of any delays to superfast broadband connection in before they purchase/occupy their new homes

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 services, affordable housing and infrastructure 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) for the following reasons:

- 1) In the absence of a planning obligation to secure suitable contributions / on site and off works for the following:
 - i. Highway improvements/upgrades including the Magpie and Parrot roundabout (southern roundabout) on the Eastern Relief Road.
 - ii. Footpath improvements both on and off site
 - iii. Contributions for South of the M4 Bus Strategy
 - iv. Contributions for My Journey
 - v. Provision of off-site sports facilities including securing a cricket pitch and pavilion at land at the Manor, Brookers Hill
 - vi. Provision of play space
 - vii. 35% Affordable housing provision on site with a payment in lieu of 0.15 dwelling and a further financial contribution
 - viii. Employment skills plan/contribution
 - ix. Maintenance sums
 - x. Provision of SANG land at the Ridge SANG
 - xi. SAMM contributions
 - xii. Monitoring Fees

the Local Planning Authority is unable to satisfy itself that the proposal includes adequate mitigation measures to prevent the proposed development from having an adverse effect on infrastructure, services and would fail to provide affordable housing. This is contrary to the requirements of the NPPF and would compromise the delivery of the necessary infrastructure within the South of the M4 SDL. This is contrary to policies CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP10, CP19 and Appendix 7 of the Core Strategy, policies CC01, CC08, TB08, TB12 of the Managing Development Delivery Development Plan Document, saved policy NRM6 of the South East Plan and the Council's adopted South of the M4 SDL SPD and Infrastructure Delivery and Contributions SPD.

2) In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

PLANNING HISTORY

No specific recent relevant planning history for the site, planning permissions for major sites for the South of the M4 SDL include those listed below.

For ease of reference outline planning approvals for the sites are shown in bold and S73 variations / reserved matters in standard text

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 including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered).	Approved 21/07/17

Application ref	Description	Outcome
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, Landscaping, Layout and Scale to be considered.	Approved 26/08/15

Application ref	Description	Outcome
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 including greenhouses sheds stables and	Approved 24/12/2013

Application ref	Description	Outcome
	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 Buffer Zone, ground modelling, sustainable drainage and associated infrastructure.	Approved 24/06/15

Application ref	Description	Outcome
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 Residential	
Site Area	9.26
Existing units	0
Proposed units	249
Proposed density - dwellings/hectare	27
Number of affordable units proposed	87 + commuted sum
Previous land use	Agricultural currently grassland
Proposed Public Open Space	1767m ²
Proposed parking spaces	511 in total

CONSULTATION RESPONSES	
Royal Berkshire Fire and Rescue	Refers to building regs
Royal Berkshire Fire and Rescue	Refers to building regs
Southern Gas Networks	No objection
SEE Power Distribution	No objection
Thames Water	No objection request condition(s) 33
WBC Biodiversity	No objection request condition(s) 34-36
WBC Economic Prosperity and Place (Community Infrastructure)	Request Employment Skills Plan contributions
WBC Drainage	No objection request condition(s) 32
WBC Education (School Place Planning)	No comments received

WBC Environmental Health	No objection request condition(s) 17 & 24-31
WBC Highways	No objection request condition(s) 9-17
WBC Tree & Landscape	No objection request condition(s) 18-23
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No objection
Berkshire Archaeology	No objection request condition(s) 37
Environment Agency	Standing advice, defers to WBC Drainage Officer
Historic England	Standing advice
Natural England	Standing advice

REPRESENTATIONS

Parish Council:

1st stage comments included and annexed to the report

With regret, Shinfield Parish Council acknowledges it is now planning policy to develop this site as part of the overall South of M4 Strategic Development Location. However, we are very concerned about the large number of reasonable objections which have been raised by local residents and that this application does not take advantage of the links to the 2011 Supplementary Planning Document.

We therefore wish to see the following conditions agreed as a minimum in order for this scheme to be deemed acceptable:

Issue raised	Officer note
Developers properly mitigate the transport implications of this scheme	A transport assessment has been submitted with the application and reviewed by the Highways Officer who is satisfied that any adverse impacts can be mitigated
A Safer Routes to Schools policy be incorporated;	A Walking and Cycling Strategy will be required by condition 11. Links to the site to Arborfield Road will be secured by a S106 agreement.
A proper Flood Risk Assessment be undertaken and approved the relevant authorities;	A full FRA has been submitted and reviewed by the Drainage Officer who raises no objections subject to condition 32-33
Proper mitigation measures are in place for bats as a protected species.	The Ecology report has been reviewed by the Ecology Officer who raises no objections to the development subject to conditions 34 - 36
Does not integrate with footpath 6 the other side of ERR (the current permissive path allows this)	The permissive path will be retained in the site layout although there will be a more formal alternative route along the shared streets and spaces at the south of the site. This will link back to the

	permissive path and the relationship with footpath 6 will be unaltered
The entirety of the development should be designed for a 20mph limit for the outset (D&A p 16)	The street hierarchy has been designed in accordance with Manual for Streets standards to keep vehicle speeds low within the development. Two areas of traffic calming measures have been applied to the main street and the secondary streets beyond this are short in distance. Shared surface streets will also discourage excessive speed within the development
The use of 3 story buildings in 'The Residential Core' is out of keeping with the rest of this side of Shinfield which are all no more than 2 story.	See report below paragraphs 14-31 specifically paragraph 28. Three storey development is present on Chrysanthemum Drive and Fuchsia Drive and provides variety in scale and design. Taller buildings are sited within the site away from existing residential development
The refuse strategy (D&A p26) refers to space for one 240 litre wheelie bin and one 55 litre recycling box, this is inadequate as we don't have wheelie bins in WBC	Noted although this will provide flexibility for any potential changes to waste collection management.
The affordable housing are all located in the same area rather than being spread across the development	Whilst this is noted, clustering affordable housing assists with management. The Affordable Housing officer has assessed the scheme and raised no objections in regard to the location of the housing
The use of conservation kerbing should be used on all primary and secondary streets	Noted although this will be subject to the s38 details for the site
To facilitate the use of the ERR and to discourage vehicles cutting through the village, the application should bring forward the reduction of the speed limit to 30mph for Hollow Lane and Arborfield Road within the boundary of Shinfield Village	This is a matter that is subject to a Traffic Regulation Order and not subject to the current application
The accident analysis does not include any data after the ERR was opened, it should be redone (Highways Transport Assessment)	It is normal practise to include roads after they have been opened for more than a year. The accident data assessed was for 5 years up to 31 st Oct 2017. However Crashmap has been assessed and there were no accidents on ERR

Point 3.83 (p21 of Traffic Assessment) is incorrect in that the policeman died as a result of this incident	The accident data reported a serious accident in 2013. The class of the casualty is set within 30 days of the accident.
Traffic Assessment - car parking - no car charging points are installed, the expectation would be for one point per dwelling, in line with Government ambitions	Condition 12 requires details in regard to this
Traffic Assessment - vehicle trip rates are too low when compared with actual measurements so grossly underestimate the vehicle movements associated with this development	The vehicle trip rates used in the transport assessment are the approved trip rates from the Wokingham Strategic Transport Model
The Parrot Farm roundabout will be over-capacity with this development so remedial measures should be implemented to facilitate traffic flow (p 34 of traffic Assessment)	See report below paragraphs 57-60
The assumption that walk/cycle trips out of the development would use FP7 and then Oatlands Road would put pressure on an un-adoptive road. The development should provide that a suitable flat path along this route. (p40 of traffic Assessment)	The developer has agreed to upgrade the footpath between the site and Oatlands Road
Second round consultation comments (other than those identified above). Full comments included and annexed to the report.	
The priority junction on Cutbush Lane should be changed back to a roundabout to limit the speed of vehicles using the roads for safety.	The junction has been modelled as a priority junction as part of the assessment and the Highways Officer has raised no objections to this aspect. The removal of the roundabout results in the loss of less hedgerow in the local area which will help maintain the character of Cutbush Lane
Lack of integration of site with footpath 6 the other side of ERR. A suitable, all-weather path with appropriate gates should be provided down and across the ERR.	This is noted although the section of the permissive path between the site exit and ERR is within in root protection areas. A formal path here would have an adverse impact on these specimens
Traffic calming measures should be introduced into Cutbush Lane, such as priority islands and narrows, to stop vehicles speeding.	Cutbush Lane from Holly Lane to the ERR is signed as a 30mph speed limit. Cutbush Lane terminates at the ERR in the vicinity of the site, so vehicles would naturally be unlikely to speed.

Parking for the apartments is woefully inadequate.	The Highways Officer has assessed the application and parking is in accordance with WBC standards
Construction and site traffic should all use Cutbush Lane rather than cutting through a housing estate, this needs to be conditioned and enforced.	This will be subject to the Construction Environmental Management Plan (CEMP)
Site should be registered with the Considerate Construction Scheme	This will be determined when a contractor for the build is appointed
Detailed construction management plan needs to be submitted to ensure that site and construction traffic is routed correctly.	This will be subject to the CEMP
Number of advertising banners should be restricted to a maximum of two; they are unsightly and produce unwanted noise, detrimental to the surrounding properties.	This matter is covered by the Advertisement Regulations and would be address in any future applications.
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.	Noted and condition 31 refers
Adequate precautions, such as wheel washing and road sweeping, shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways and pavements	This will be subject to the CEMP
The apartment blocks should all have fully integrated reception systems (IRS) into each dwelling to stop the proliferation of satellite dishes and aerials which negatively affect the look of the development	The apartments will be ducted for cable services which should prevent satellite dish installation being a significant issue.
Loss of the tree would be detrimental to the character of the countryside contrary to CP1, CP3, CP11 of the Core Strategy and CC01, CC02, CC03, TB21 of the MDD Plan	Whilst this is noted, there will be significant planting within the site and to the east along the ERR. Please see report below paragraph 32-34
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	This will be subject to the CEMP

possible or disposed of through the correct method.	
Each dwelling should have at least one car charging point installed as standard.	Condition 12 refers
Vehicle trip rates are too low when compared with actual measurements so grossly underestimate the vehicle movements associated with this development.	The vehicle trip rates used in the transport assessment are the approved trip rates from the Wokingham Strategic Transport Model
The play area is too small for a site of this size.	The Green Infrastructure Officer has assessed the application, the scheme meets the standards and is therefore satisfied with the play area provision
Suitable fencing and gates should be provided to the eastern side of the site to ensure that there is no access, especially for children, to the ERR. This is especially important around the southern part of the site near the play area.	This is noted and the layout of the play area will be subject to details that will be secured through the legal agreement.
The use of the pumping station should be blocked, and suitable foul water and drainage provision should be provided as there are historical instances of these pumping stations not being maintained correctly.	Thames Water have been consulted and are satisfied with the foul arrangements subject to condition 33
All responsibility for the maintenance and upkeep of the attenuation features, green areas, play areas, and open space should be handed over to WBC (or SPC) and not given to maintenance companies who have often charged excessive rates	This will be subject to the adoption plan and commuted sums will be sought for future maintenance where land is adopted. It is not uncommon in modern developments for parts of the open space to be maintained by a management company
Bus route unidentifiable on plan; it does not show where the bus will exit.	This development is providing the infrastructure through the site to enable a bus to run sometime in the future. A contribution to assist this new service has been agreed
Concerns about construction traffic going through an already occupied estate.	This will be subject to the CEMP

Local Members: No comments received

Neighbours: 1st stage consultation resulted in 117 letters of objection / comment and planning issues are summarised below

Issue raised	Officer comment
Non-compliance with Core Strategy and land not identified for development in the SPD	The SDL was identified in the Core Strategy. Further work in respect to site allocation for the South of the M4 SPD and the site was identified through the

	<p>Spatial Framework Plan. The application for the housing is located in the area identified by the SPD and was identified as a Reserve Site. It is acknowledged that the formal public open space is located beyond the land identified in the SPD, however given the intended associated use of this space and likely future development, this is considered acceptable. Assessment against Core Strategy Policies are made in the report below</p>
<p>Process of releasing the land before 2026</p>	<p>The land was released through and Executive Decision on 27th July 2017. The Shinfield West Unilateral Undertaking had the flexibility to allow the council to call on the land prior to 2026. The release of the site will ensure that the borough maintains a 5 year housing land supply which is a statutory government requirement.</p>
<p>In excess of housing identified in south of the M4 SPD</p>	<p>There was no maximum housing figure applied to the Core Strategy. Each site proposal is assessed on its own merits. The borough is required to maintain a five year housing land supply by central Government.</p>
<p>No further development in Shinfield</p>	<p>Shinfield has been identified a sustainable location given its location and access to facilities and services, which can accommodate additional housing growth which was determined through the allocation of the area as a SDL</p>
<p>Inappropriate development in the countryside</p>	<p>The site has been identified as being suitable for housing and was identified in the South of the M4 SPD. The merits of the playspace outside the SPD allocated site is discussed below in paragraph 6.</p>
<p>Development should be on brownfield land</p>	<p>The site has been identified as being suitable for residential development through the allocation in the Core Strategy and South of the M4 SPD</p>
<p>Need for additional housing / overdevelopment</p>	<p>The borough is required to provide a five year housing land supply by national policy. Our housing need is derived through the Housing Market Assessment.</p>
<p>Loss of recreational access to the countryside</p>	<p>The public right of way and permissive footpath will be retained in the site layout. The SANGs provide significant</p>

	additional access to the countryside outside of the application site but close by.
Use of Hawthorne as a bus route	Hawthorne has always been identified as a bus route and was constructed to 6.1m in order to accommodate buses
Inappropriate location for development	The identification of the site through the South of the M4 SPD means that it is a suitable location subject to the considerations outlined below.
Impact on wildlife / protected species / ecology / flora and fauna	The Ecology Officer has assessed the impact of the development and supports the application subject to conditions 34-36
Wildlife surveys inaccurate	These have been assessed by the Ecology Officer and they raise no objection.
Impact on utilities (water, sewage etc)	Thames Water have been consulted for the development and raise no objections subject to condition 33
Impact on archaeology	The application has been assessed by Berkshire Archaeology and they raise no objections in regard to the report and have requested condition 37.
Impact on health services	Shinfield surgery was built in order to accommodate additional housing growth and is currently not at capacity. Delivery of health care is the responsibility of the Clinical Commissioning Group
Maintenance of assets such a SUDS	A private management company will be set up for the SUDs. The play area will be transferred to WBC with a commuted sum for maintenance
Impact on flooding / local watercourses	The application has been assessed by the flood risk officer who supports the approach subject to condition 32
Impact on wider highway network	The application has been assessed by the Highway Officer who raises no objection subject to conditions 9-17
Impact of access to the site via Cutbush Lane / Hawthorne Road / impact on highway safety	The assessment has shown a level of traffic using Hawthorne to get to the ERR. Hawthorn will eventually become a route from the science park roundabout to Arborfield Road. The road has been built to 6.1m wide road to enable the potential for buses to be able to use the road. The level of traffic from this development would not affect the safety of this road.

	The application has been assessed by the Highway Officer who raises no objection subject to conditions 9-17
Impact on highways for construction traffic	This will be managed by the CEMP which condition 17 refers
Payment of travel plan contributions to WBC is corrupt	WBC operate a borough wide Travel Plan through My Journey. This ensures a joined up approach to sustainable transport provision. .
Provision of parking on site	The application has been assessed by the Highway Officer who raises no objection subject to conditions 9-17
Access for emergency services	A secondary emergency access point is proposed and included in the site layout
Impact on highway safety for cyclists on Cutbush Lane	The application has been assessed by the Highway Officer who raises no objection subject to conditions 9-17
Impact on infrastructure (Schools, Hospital, GPs)	The application will generate CIL income to support local roads, provision of school spaces, green infrastructure etc. (see 123 list for full details). In regard to healthcare Shinfield surgery was built in order to accommodate additional housing growth. Delivery of health care is the responsibility of the Clinical Commissioning Group
Poor links to public transport	The site will be well served by public transport locally which is being delivered via the South of the M4 Public Transport Strategy. The application has been assessed by the Highway Officer who raises no objection. The site also offers opportunity for a bus route through the site.
Impact on character – three storey flats	This is discussed in paragraphs 14-31 and specifically paragraph 28 below
Housing density too high / out of character with the surrounding area	This is discussed in paragraphs 14-31 below
Loss of agricultural land	The land is not considered high grade agricultural land and the suitability of the site has been identified by the allocation of the site through the South of the M4 SPD
Impact on footpath 7	The alignment of this is maintained in the site layout and upgrades will be made to this via the S106.
Impact of noise	This is discussed in paragraph 48 below
Impact on amenity (overlooking, loss of light and overbearing)	This is discussed in paragraphs 39-48 below
Impact on amenity in regard to construction activities (noise, dust etc)	This is discussed in paragraphs 48 below and condition 17 for a CEMP is attached.

Lack of access to local facilities (shops, community facilities, recycling etc)	The site is will connected to local shops in Shinfield and it is expected that further facilities will be delivered in the centre
Lack of recreational facilities (sports pitches)	Sports pitches will be delivered at the Manor which is subject to the S106
Lack of existing access to children's play areas	The proposal includes a play area
Lack of public consultation	Public consultation events have been undertaken by the developer
Lack of provision of affordable housing	The proposal will secure a policy compliant 35% provision of affordable housing.

2nd stage consultation resulted in 40 letters of objection / comment and planning issues raised other than those listed above are summarised below

Issue raised	Officer Comment
Revised layout results in further loss of privacy	This is discussed in paragraphs 39-47 below
Not all residents re consulted	A full re-consultation was undertaken for the revised scheme which included the Environmental Statement on the 30/10/18
Revised junction unsafe	The application has been assessed by the Highway Officer who raises no objection subject to conditions 9-17. Further road safety audits will be carried out during the design process
Comments from Thames Water ignored	Thames Water were consulted and the request for a condition is included as referred to by condition 33
Combining phase 1 and phase 2 for the purposes of the Environmental Statement	An assessment needs to be made in regard to the cumulative impacts of the development together with any other development sites.
Lack of broadband facilities	The Council is not responsible for this service provision however have ensured services can be provided. Openreach will be responsible for providing broadband to new residents.
Other plans uploaded to website with no formal neighbour consultation	The revised plans are in regard to minor amendments on points in technicality which would not have an impact on residential amenity

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance		
Draft revised 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)
	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
	TB05	Housing Mix
	TB07	Internal Space standards
	TB09	Residential accommodation for vulnerable groups
	TB12	Employment Skills Plan
	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)
	IDC	Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

	AH	Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)
Other relevant policy		DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. The proposal is for full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works. Principal access to the site would be from the roundabout adjacent to the Science Park on the ERR and through the Littlebrook development and an alternative access would be via Cutbush Lane. Extensive landscaping is proposed adjacent to the ERR in order to limit the visual impact of the development.

Principle of development and infrastructure delivery

2. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).
3. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which South of the M4 SDL is one of these. It is anticipated that a phased development incorporating approximately 2,500 dwellings and associated infrastructure will be delivered on 77 hectares of land within the South of the M4 SDL (Appendix A7.14). It should be noted that the approximate numbers set out in the adopted policies and Supplementary Planning Documents are not intended to be maximum figures.
4. Core Strategy policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The development site sits within the development limits as outlined in Policy 1 of Shinfield Parish Neighbourhood Plan. Whilst it is acknowledged that a centre was included for this land in the South of the M4 SPD, due to viability and a preference to focus retail facilities at the existing village centre, it is not considered that this would be a viable location and could undermine the delivery of Shinfield Centre. The Spatial Framework Plan represents guidance and utilising the entire site for housing would make best use of land and help to maintain housing land supply.
5. The site was allocated for housing as part of the housing allocation for the South of the M4 Strategic Development Location (SDL) and was identified in the Spatial Framework Plan in the adopted Supplementary Planning Document (SPD). In total, 375 units were identified for north and south of Cutbush Lane. To date, 126 units were approved for the north of Cutbush Lane at the Littlebrook site and the

majority of these dwellings have been delivered. The balance proposed by the current application is 249 units which makes up the SPD allocation.

6. It is important to note that there was a timing restriction for the land put forward for the Shinfield West appeal by the University of Reading. This had a restrictive clause within the Unilateral Undertaking to not develop on land south of Cutbush Lane until 2026. The council has however removed this clause and agreed to release the land through an Executive Decision which is appended to this report 27th July 2017. This also released land south of the current development parcel to the north of Arborfield Road for housing to be delivered along the entire western edge of the Eastern Relief Road (ERR). This ensure a comprehensive and well planned development and will help the council meet and exceed its requirement for a 5 year housing land supply and should help to limit speculative sites coming forward. The ongoing supply of housing is a requirement of National Policy. In addition, the release of both sites allows for a comprehensive approach to the delivery of housing on the eastern side of Shinfield. An application for the north of Arborfield lane is likely to be submitted in 2019. 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 principle of development in this location has been established through its allocation by policy CP19 of the Core Strategy and through the Spatial Framework Plan within the South of the M4 Supplementary Planning Document. In addition, the site is located within the development limits as identified in Policy 1 of Shinfield Parish Neighbourhood Plan. Whilst it is acknowledged that a small area of the site is located outside of the development limits, this area will serve as a play area / pumping station. However given the likelihood of this land coming forward in the future and the proximity of the ERR which forms a barrier to development, the intended use, public benefits associated with the housing delivery and landscaping, it is considered that in this instance the proposal is acceptable and does not result in harm to the character or appearance of the local area or represent a departure from planning policy.
7. The application will include CIL payments and heads of terms for an S106 legal agreement. The legal agreement will secure the coordinated delivery of the infrastructure necessary to support the development. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure as set out in the recommendation and potentially amended through the members update. In addition, affordable housing and an affordable housing contribution has been agreed in accordance with the Core Strategy.

Site description

8. The site is located on the eastern edge of Shinfield and the land has been previously used for agriculture although is grassland at present. The site is bound to the north by Cutbush Lane and to the east by the ERR. To the west is existing housing on Oatlands Road which back onto the site and footpath 7. To the south is open land and a permissive footpath is located towards the southern boundary. The site slopes gently down from broadly from the north west to the south east. There is a hedgerow at the north and south of the site and the significant majority of this will be retained.

Affordable and specialist housing

9. Core Strategy Policy CP5, *Housing mix, density and affordability*, amplified by MDD LP Policy TB05: *Housing Mix*, South of the M4 SPD Design Principle 2b, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including 35% affordable housing within SDLs.
10. The application proposes 87 on site affordable dwellings together with a commuted sum for part of a unit that would secure the 35% affordable housing requirement by Policy CP5. The affordable housing officer is satisfied with the strategy, proposed mix and distribution of affordable dwellings.

Dwelling mix

11. 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.
12. The application proposes the dwelling mix outlined in table 1:

Table 1: Dwelling mix

Dwelling Type (bedrooms)	Number provided on site	2 Storeys	2.5 Storeys	3 Storeys
1 bed apartment	22			22
2 bed apartment	19			19
2 bed house	67	67		
3 bed house	92	92		
4 bed house	49	49		

13. Officers raise no objections in terms of the dwelling mix. Taking the constraints of the site into account, this approach is considered acceptable.

Masterplan – Layout

14. 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.
15. 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.*

16. Policy 1 of Shinfield Parish Plan sets out the development limits. These follow those identified in the South of the M4 SPD. The development site is mostly within these limits with the exception of the play area and pumping station. Whilst these elements are located in countryside, these are not particularly urbanising features and the benefits of the housing delivery together with landscaping will minimise the impact of these on the countryside. It is therefore considered that there is no departure from planning policy.
17. Policy 2 sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with Trees, Hedgerows and Woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.
18. 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.
19. The application is accompanied by a Design and Access Statement (DAS) which includes a character appraisal of the existing built form within the local area and uses these to inform design principles for the proposed houses and the layout. This identifies four character areas for the site which respond to the site constraints and opportunities to inform the layout. It should be noted that the applicant has made significant amendments to the layout in response to feedback from Officers. This has resulted in considerable improvements in the design approach for the development and the layout is appended to the report.
20. On the eastern part of the development, is the Eastern Fringe character area. The applicant has carefully considered the layout of the site in regard to the landscape constraints of the surrounding as the site is adjacent to the Loddon River Valley which is recognised in the Wokingham Landscape Character Assessment. For this part of the site, the applicant has provided lower density housing and a landscape buffer to the ERR which will be planted with a significant amount of trees. As the landscape setting of this part of the site is reasonably sensitive, revisions to this part of the site have been made to lower housing density here and improve the edge of the development.
21. For the site frontage that is directly to the south of Cutbush Lane, the applicant has applied a similar style of built form that is present on Cutbush Lane called the Cutbush Lane Frontage. This follows on the established built form from the Littlebrook site on north of Cutbush Lane and linear style of development which predominantly characterises Cutbush Lane. For this element there is a separate access that would serve twelve dwellings. The layout of the houses mean that they front on to Cutbush Lane whilst at the same time, retaining the significant majority of the hedgerow which will help soften the impact of the new dwellings.
22. The main spine road is proposed at the centre of the site which ultimately links onto *Hawthorn* the development road serving the Littlebrook development site to

the north of the site. The approach to the layout of this part of the site is to deliver the main primary road through the site. Houses are well set back from this street and there is a strong landscaping for the central street which has been called The Green Ribbon character area. In addition there is a large area of open space as you enter the site which helps to soften the built form. The road has been designed to be 6.1m wide which will accommodate buses should these route through the site in future years. Visitor parking is accommodated in bays which helps to reduce the visual impact of cars. Once the landscaping becomes established the principle road should have an avenue style appearance.

23. Behind the principle street and other character areas is a series of smaller roads called The Lanes character area. This area runs along the rear of the site on the western boundary. This area has a less formal approach although the applicant has used a good range of house-types to ensure there is diversity in design and opportunities to introduce landscaping has been incorporated where this is possible. Whilst requests have been made by representations for further landscaping in this area, due to a sewer easement, it was not possible to plant further trees. The amenity impact of the development is further discussed below in paragraphs 37-48.
24. At the south of the site there is an area of playspace which has been designed to include a LEAP and MUGA. The delivery of this will ensure that there is play equipment for infants through to teenagers and is in accordance with the relevant standards. This has good links to the existing residents as there is a permissive footpath runs through to Oatlands Road.
25. The overall approach to the layout is acceptable and the applicant has worked with Officers to overcome design issues raised by the original submission and made significant amendments. The site has been planned to capitalise on the constraints and incorporate these into the design where possible. A strong landscape buffer will be delivered adjacent to the ERR and this lessens the impact on the Loddon River Valley. Overall the layout has been well considered and represents sound urban design principles incorporating perimeter blocks which will maximise natural surveillance to the public realm and this represents a high quality design approach.

Masterplan – Design and appearance

26. 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. As stated above, the applicant has undertaken a character appraisal of the existing built form to help guide their design approach for the new development which is set out in the DAS.
27. The application of the character areas helps to establish diversity in the built form as different approaches and finishes are applied to the house types of each character area. This helps build a clear and legible neighbourhood and ensures that there is a good balance of variety within the development.
28. In regard to building heights, the significant majority of the development will be two stories dwelling houses. There will be four apartment blocks which are three stories in height but these have been well located within the development to

ensure that the heights of the buildings diminishes towards the edge of the site. This also prevents impacts to adjoining existing residential amenities. This helps to provide a degree of transition between the built form and countryside and locating these away from existing residential development decreases the amenity impact for existing residents.

29. The overall design approach for all of the dwellings provide continuity in approach and is considered to respect the context of the site location and advice provided by the NPPF, policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan together with the South of the M4 SPD and Supplementary Planning Guidance and is therefore acceptable.

Masterplan – Density

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

31. The overall density proposed by the application is 27dph. The density of the site is higher towards the centre of the site and near the apartments which is to be expected. The approach means that there is a degree of transition from the site to the countryside / existing residential areas on the western boundary. As this has been well considered within the site layout, the proposed density is acceptable.

Masterplan – Landscaping

32. As advised, the applicant has carefully considered and responded to officers advice in regard to the eastern boundary of the site. The density of this element is lower and a road has been removed here to make a greater buffer from the built form to the open space between the site and the ERR. A significant amount of landscaping has been incorporated in this space and through working with engineers, the SUDs pond has been designed to allow for planting along the banks. This has resulted in a strong landscape buffer between the site and the ERR which is supported by the landscape officer.

33. Within the site itself, there are a couple of pockets of open space on adjacent to Cutbush Lane and within the site towards the main avenue. Planting has been incorporated along the avenue and in areas where there is space to include this. The planting will be secured by condition 19.

34. The landscaping strategy and the layout has been assessed by the Landscape Officer who raises no objections subject to conditions 18-23 and supports the approach.

Masterplan conclusion

35. 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 in respect to the surrounding area. The applicant has strongly demonstrated a comprehensive approach to the delivery of the houses under consideration through the application of the principles established in the DAS within the layout and design choices of the units themselves.

36. 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: the impact upon existing neighbouring properties

37. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity

38. In respect to separation standards, these are set out in section 4.7 of the Borough Design Guide. The layout means that the proposed dwellings would in the main, front onto the rear gardens of Oatlands Road which is the area closest to the application site. The Borough Design Guide does not have a prescribed separation distance for this relationship but this would essentially be the same as a back to back relationship given that the separation standards are applied in respect to privacy and sense of enclosure). On this basis the back to back threshold (22m minimum) will be applied. For existing dwellings that side onto the development site, again no prescribed standard is identified in the Borough Design Guide. For this relationship, the back to flank minimum separation distance of 12m will be applied as once again, these are identified within in respect to privacy and enclosure.

65 Cutbush Lane, 1 and 2 Hawthorne, Oak Tree Barn and Barn Close Cottage

39. The level of separation of the proposed houses (plots 1 - 2 and 236-246) exceeds any threshold set out in the Borough Design Guide and at a minimum, this is 38m which is sufficient to prevent any significant amenity harm.

66 Cutbush Lane

40. Plot 1 is set at an oblique angle to no.66 Cutbush Lane which limits the impact of overlooking to the main dwelling and amenity space. There is around 13m to the common boundary of this site and given the siting of plot 1, no significant amenity impacts are envisaged. For plot 32 and 34, these would be sited towards the end of the rear garden of no.66 and have a front to flank relationship. There would however be around 14m separation between plot 32 and the flank boundary and this relationship is considered acceptable.

90 Oatlands Road

41. No. 90 Oatlands Road sides onto the front elevations of plots 26-30. The level of separation to the common boundary is around 18m and 21m to the main existing dwelling. This is above the flank to rear standard identified by the Borough Design Guide. Landscaping is also proposed along the side elevation of no.90 for much of the main part of the rear amenity space. Further landscaping was requested by the occupants of no.90 to extend this along the entire boundary but due to a sewer easement, this cannot be achieved. The level of separation for to the proposed houses is well above the minimum for a side to flank and therefore is considered acceptable.

3 and 4 Dearlove Place

42. Plots 21 -25 would front onto the rear elevation of 3 and 4 Dearlove Place and the level of separation between the proposed dwellings and existing houses

varies from around 27m to 29m. This is in excess of the back to back relationship outlined in the Borough Design Guide and the relationship is considered acceptable.

21 Oatlands Chase

43. Plot 20 would face the flank elevation of 21 Oatlands Chase. There is however 23m separation between the flank wall of the existing house and proposed dwelling which exceeds both the rear to flank and back to back standards. Furthermore there is around 17m to the flank boundary of this site and the relationship is considered acceptable.

23-39 Oatlands Chase

44. All of the proposed dwellings (plots 33-42) would front onto the rear of no.s 23-39 Oatlands Chase. The level of separation between the proposed dwellings and existing built form varies from around 25-28m which exceeds the Borough Design Guide standards. As such, the relationship is acceptable.

41-47 Oatlands Chase

45. Plot 59 would side onto the existing houses. There is however a minimum of 23m between the side elevation of the proposed dwelling and existing residential development. This exceeds both the front to flank and rear to rear separation standards.
46. As outlined above the development is in accordance with the separation standards outlined in the Borough Design Guide. Where there is no prescribed standard, a comparable relationship has been applied. Whilst there is a degree of ground remodelling required for drainage, the degree of this is not considered significant and given the onsite conditions, the relationship between existing residents and the new dwellings is acceptable. It is therefore considered that there would be no significant issues arising in terms of loss of light, overbearing or overlooking. Planning conditions 5-7 will ensure that this relationship remains in the future.
47. Given these relationships and the onsite conditions, that is comparative levels across the site and adjoining land, it is considered that there would be no significant amenity impacts to existing residents in terms of overlooking, loss of light and overbearing.

Residential amenity – noise

48. Whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the housing, this would not be to an extent that is unusual in a residential area. As the site has been identified as being suitable for housing, the principle of residential development in this area has been established. Construction activities would be temporary and in order to reduce the impact for the surrounding residents, these can be controlled by conditions 17 30 and 31. 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: outdoor amenity space

49. The Borough Design Guide sets a minimum garden depth of 11m. In terms of the submitted masterplan, the proposed layout complies with these requirements.

Overall, with the level of outdoor amenity space is considered to provide acceptable levels of private amenity space and privacy for the future occupants of the dwellings.

Internal Space Standards

50. 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

51. The layout takes into account security and all of the communal areas of open space are well overlooked by the proposed housing, as are the areas of parking. The layout also means that there are back to back relationships which restricts access to private amenity space. The layout and design are considered acceptable.

Noise

52. 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.
53. The main source of noise to the development site would be from the ERR. Noise surveys have been undertaken since the opening of the ERR which concluded that a buffer from the proposed dwellings could be as narrow as 5m with acoustic measures. The buffer proposed is some 35m which is well above the threshold identified and Environmental Health have assessed this aspect and raise no objections.

Sustainable Design and Construction

54. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD 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.
55. The Design and Access Statement makes a commitment towards sustainable design and construction. In order to ensure that this is commitment is achieved and in accordance with the requirements part L of the building regulations. The council seeks both fabric first approach (such as housing insulation and low energy appliances) and on site renewables and as such, it is not necessary to duplicate by way of condition.
56. A key element of new housing should be to reduce water consumption and waste. As part of delivering sustainable development on the site, the Council expects measures to reduce water consumption to be included within the development. In the case of water, this can be achieved by the inclusion of aerated taps, shaped low capacity baths, dual flush toilets, low flow rate showers and the provision of water butts. Again building regulations covers this aspect and a condition is not required.

Access and movement

57. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network. The application is accompanied by a Transport Assessment (TA) which assesses the impact of development, both in terms of the traffic generated by the development itself and in the context of the cumulative impact of additional residential development in respect of the wider SDL.
58. 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.
59. To encourage use of non-car modes, a contribution has been sought to assist delivery of the South of the M4 bus strategy. The development also will include improved permeability within and from/to the site by walking and cycling. The design of the development will also include a 6.1 m wide north-south corridor which would enable buses operations. Whilst no bus stops are proposed on site, the location of bus stops which are identified for delivery on the Littlebrook site and potential of stops to the south of the site would improve access to buses.
60. Assessment of local junctions has been modelled and has been assessed as part of the Transport Assessment. This concluded that the traffic from the development would not have an adverse impact on the operation and safety of the local highway network subject to upgrades to the Eastern Relief Road Magpie and Parrot roundabout which will be secured through the S106.

Site Access

61. In regards to access, the principle access to the site would be from the roundabout adjacent to the Science Park on the ERR through the adjacent Littlebrook Development to the north. Development traffic would also be able to use Cutbush Lane so there would be dispersed movements to each point of access however the levels of traffic on Cutbush should remain low as this is not the main road to the wider network. The road in Littlebrook has been designed to accommodate buses and it is 6.1m wide which is sufficient for the development traffic. Restrictions on the use of the access point adjacent to the Science Park for buses only have been removed in consultation with the Highways Officer.
62. The Executive Decision to release the land to the south of the site means that there is a strong likelihood that a central spine road will be delivered between the site and Arborfield Road. This will potentially provide an additional route for future users and help distribute vehicles.
63. The road layout of Cutbush Lane will be altered in order to provide priority for the link in and out from the Science Park and the layout has been amended to reduce the level of hedgerow loss. This has been assessed by the Highways Officer and they are satisfied with the principle road hierarchy.

64. As outlined above, there will be a secondary access to the site serving 12 units towards the eastern end of Cutbush Lane. This approach is acceptable and means that frontage development will be delivered on Cutbush Lane.
65. A further emergency access is proposed adjacent to the ERR which is acceptable and helps limit the loss of hedgerow.
66. A Stage 1 Road Safety Audit with Designer Comments was submitted and concluded that the design was safe to all users. Further road safety audits will be carried out at appropriate times through the design process.

Access and movement - Site layout / Pedestrian and Cycle Links

67. The principle access road will run broadly through the centre of the site. This has been designed to be 6.1m wide to accommodate buses. Ultimately it is envisaged that the road will link through the parcel to the south to Arborfield Road and whilst this is not a matter for consideration for the current application, providing the additional width will safeguard this route for buses. In addition the stretch of Cutbush Lane from the new junction eastwards will be narrowed to improve access for pedestrians.
68. The road hierarchy beyond the main road diminishes to a series of secondary and tertiary streets. The secondary routes include pavements and these lead off onto the tertiary streets which are shared surface.
69. For the eastern side of the site, a pedestrian and cycle link is proposed which could link onto the Arborfield Road and through to the Science Park (via Cutbush Lane west) when an application comes forward for the southern parcel. In the interim a temporary footpath will be provided through the southern parcel. The scheme will therefore help to secure off road pedestrian and cycle links as currently none exist on the ERR and these will be secured through the S106.
70. A contribution for sustainable improvements on the A327 has also been sought.
71. The layout also secures east / west connectivity at the south of the application site. The permissive footpath which links onto the ERR through to Oatlands Road will be retained in its current alignment although links onto estate roads will be provided which will provide bonded routes to the play space
72. Overall the layout will create a place with clear and legible links within it and to the surrounding area. The application has been assessed by the Highways Officer and they are satisfied with the layout. The application has taken into account the probability of land coming forward to the south as released by the Executive Decision and it would not prejudice development of this parcel which demonstrates a comprehensive approach.

Access and movement - Car parking

73. In terms of parking, in total parking spaces provided by the application (including visitor and unallocated but excluding garages) is 511 which equates to a provision of 2.05 spaces per dwelling. An additional 133 garage spaces will also be provided so if these are counted in accordance with the Wokingham Parking

Standards, these provide an additional 66 spaces bringing the parking figure up to 2.32 per dwelling. The parking provision is broken down in table 2.

Table 2 Parking provision

On plot parking	Visitor / Unallocated	Garages
412	99	133

74. The proposal is considered to be in accordance with the parking standards and there are an additional 99 visitor / unallocated spaces have been incorporated. The unallocated and visitor parking is well distributed throughout the development site. The provision of electric vehicle charging points will be secured by condition.

Access and Movement - Cycle storage

75. The proposed level of cycle storage is in line with Borough standards. The cycle storage for the blocks of flats will be in communal storage areas which are of sufficient size to ensure the number of spaces can be easily accessed. For the houses with single garages the cycle storage would need to be in rear gardens. Details of the cycle spaces have been secured by condition.

76. The properties with double garages, cycle storage can be easily contained in these garages.

Access and Movement - Access to public transport

77. As advised, the main spine road has been designed to be 6.1m in width which would allow for buses to route directly through the site if the land to the south of the development is brought forward. In the meantime, bus stops are being provided on the Littlebrook estate which will be within the 400m catchment for each house. With the south of the M4 Bus Strategy delivering high frequency bus services, there will be a good alternative to the private motor car. A contribution to deliver this service has been secured in the s106 agreement.

Flooding and Drainage

78. 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.

79. The area of the site identified for residential development is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including more vulnerable residential uses and less vulnerable uses (the proposed school, shops and community uses) are appropriate. There is a small area of the site in Flood Zone

2 to the south east adjacent to the ERR although this area is to be used for landscaping. It should be noted that the site was allocated in the Core Strategy, which was subject to a Strategic Flood Risk Assessment.

80. The application is supported by a Flood Risk Assessment and Environmental Impact Assessment in regard to flooding which assesses 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) for the areas of residential development.

81. 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 a SUDS ponds in the eastern landscape area adjacent to the ERR. Additional drainage management is also proposed in the form of geocellular storage.

82. The Flood Risk Assessment and Environmental Impact Assessment 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 subject to conditions 32 and 33.

Thames Basin Heaths Special Protection Area

83. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The South of the M4 SDL falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided. An appropriate assessment has been undertaken and is annexed to this report.

84. The development will be mitigated by land at the Ridge where there is sufficient land to accommodate the development. Since several other developments are reliant on land at the Ridge, the S106 will require the entire Ridge SANG to be open upon occupation any dwelling to the south of Cutbush Lane subject to the current application. The implementation of this will be controlled by the S106 agreement and the SANG will need to be open for public use prior to the occupation of any of the dwellings. Full planning permission has been approved for the SANG area 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.

Ecology

85. 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 Mitigation Strategy has been submitted and demonstrates that the site layout has considered impacts on ecological permeability. In addition no advisee impacts are envisaged to flora and fauna.

86. In terms of existing vegetation, the applicant has demonstrated that there would be an adequate buffer zone from the proposed development to these features. The Biodiversity Officer has assessed the application and is satisfied that there would no significant impact on ecology subject to conditions 34-36.

Heritage

87. 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 Cutbush Barn which is on the eastern side of the ERR. This is considered acceptable and would not have a significant adverse impact on the character and setting of the listed building.

Archaeology

88. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. The Archaeological Officer has assessed the application and requested condition 37.

CONCLUSION

The application is compliant with the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan and guidance for development within the South of the M4 SDL. It is considered that the application will deliver high quality development and related infrastructure in accordance with the Council' spatial strategy and vision and therefore can be recommended for approval.

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TITLE	Housing Land Supply and Reserve Sites
FOR CONSIDERATION BY	The Executive on 27 July 2017
WARD	None specific
DIRECTOR	Josie Wragg, Interim Director of Environment
LEAD MEMBER	David Lee, Executive Member for Strategic Planning and Highways

OUTCOME / BENEFITS TO THE COMMUNITY

Maintaining a five year housing land supply will help ensure the effective management of future development so that it occurs in suitable and sustainable locations and that it is well-designed.

RECOMMENDATION

The Executive is advised to:

- 1) note the current five year housing land supply position;
- 2) approve the release of the allocated reserve sites to boost housing supply in the short term;
- 3) approve the invitation of an application on land south of Cutbush Lane.

SUMMARY OF REPORT

National planning policy and guidance requires the council to maintain supply of land sufficient to provide five years' worth of housing.

The council's latest assessment undertaken as of 31st March 2017 indicated a 5.27 year supply against the level of housing need identified by the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA).

The level of supply and housing need have been, and continue to be, challenged through appeal decisions. This means that whilst we can show a five year housing land supply in the annual update against the SHMA, Inspectors who accept partial updates to the deliverable land supply or find that housing need is higher, are likely to find a periodic deficit as not all sources of supply are considered.

The five year housing land supply position coupled with the previous appeal decisions continue to place undue pressure on the council from opportunist appeals.

Adopted planning policy SAL03 in the Managing Development Delivery plan allocates six reserve sites for residential development that could be released in the absence of a five year housing land supply. The area of land south of Cutbush Lane is currently constrained prior to 2026 by a unilateral s106 agreement. This report recommends their release to boost housing supply in the short term.

Background

Introduction

The National Planning Policy Framework (NPPF) sets out the government's planning policies. With regards to housing one of the key requirements is that local planning authorities should:

*"...identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer...moved forward from later in the plan period to ensure choice and competition in the market for land"*¹

In the absence of a five year supply the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development and that housing supply policies should not be considered up-to-date.²

Housing need

The Berkshire (including South Bucks) Strategic Housing Market Assessment (published in 2016) (hereafter referred to as the SHMA) is the latest, full assessment of housing needs covering Wokingham Borough.³ It was jointly commissioned by the six Berkshire local authorities and the Thames Valley Berkshire Local Enterprise Partnership and has been agreed by each party under the Duty to Cooperate.

The SHMA identified housing need for Wokingham Borough to be 856 additional homes per year between 1 April 2013 and 31 March 2036.

The level of housing need has been subject to challenge through the planning application appeal process. Inspectors, when determining two recent appeals, concluded that housing need was higher at 862-890 or 894 additional homes per year. The adjustments were made to reflect worsening affordability and past under delivery in housing.

An appellant in a recent planning appeal progressed the position that housing need should be 960 additional homes per year. Further, a submission by the University of Reading to the Local Plan Update Issues and Options consultation suggested housing need should be 1,120 additional homes

Appeal	Inspector's Objectively Assessed Need - Dwellings per Annum (DPA)	SHMA Objectively Assessed Need – Dwellings per Annum	Difference
Stanbury House	862 dpa	856 dpa	6 dpa

¹ NPPF, paragraph 47.

² NPPF, paragraph 14 and 49.

³ Planning Practice Guidance: Housing and Economic Land Availability Assessment advises that housing requirements in up-to-date local plans should be used as the starting point for calculating the five year housing land supply, where a local plan has become out dated, information provided in the latest full assessment of housing needs should be considered (ID-3-030-20140306).

	890 dpa		34 dpa
Park Lane and Broughton Farm	894 dpa		38 dpa
Barkham Road	960 dpa		104 dpa
University of Reading	1,120 dpa		264 dpa

The government in the housing white paper⁴ has stated their intention to introduce a new standard methodology for calculating housing needs. This is likely to err on the side of higher housing supply.

Housing land supply

The council's latest assessment of the housing land supply was undertaken as at 31st March 2017. This calculated a deliverable supply of 6,563 dwellings. This equates to a 5.27 year housing land supply when calculated against the recommended housing need figure of 856 additional homes from the SHMA plus the 20% additional buffer required by the NPPF.⁵

Through the appeal process, appellants have disputed the deliverable housing supply across a number of specific sites and advanced the argument that a lapse / non-implementation rate should be applied.

Notwithstanding the clear requirement to assess the housing land supply position annually, Inspectors, at various appeals, have reached their conclusion based only on partially updated information, i.e. only taking into account more recent information on specific developments without considering projected delivery on other sites, or the number of dwellings being completed or granted elsewhere.

The number of dwellings completed in 2016/17⁶ was 933 net additional dwellings, an improvement over previous years. Notwithstanding the latest assessment showing a five year housing land supply is maintained against the housing need identified in the SHMA and the improvements to the process to ensure its robustness, the supply has less of a buffer than when assessed at 31st March 2016. We remain under intense pressure because the latitude given to Inspectors.

Analysis of Issues

With the five year land supply position similar to that held over the last few years, the council is likely to see continued challenged from speculative landowners and developers.

a) The challenge to good planning

The council's Core Strategy approach to development was to concentrate the majority of residential development in four Strategic Development Locations, each delivering well

⁴ [Fixing Our Broken Housing Market, DCLG February 2017.](#)

⁵ Paragraph 47 of the NPPF requires an additional buffer to be applied on top of the housing requirement to ensure choice and competition in the market for land. The size of the buffer to be applied is either 5% or 20% depending on past delivery. At present, the council applies the 20% buffer based on under delivery against past housing requirements.

⁶ From 1 April 2016 to 31 March 2017.

planned, high quality and infrastructure rich communities. The council's New Homes Survey shows that public perception of SDLs is showing a steady increase in satisfaction as SDLs are built and occupied.

Historically the approach to development was dispersed, incremental development. Development lacked supporting infrastructure and quality. This resulted in residents seeing pressure building on existing infrastructure and services, reducing accessibility, and leading to further congestion on the existing road network, which lacked sustainable expansion, as people travelled further.

A number of allowed planning application appeals have undermined the plan-led, concentrated development approach, and the good planning benefits that led to the council electing this option.

b) The likely increase in housing need

Inspectors, in two planning appeals,⁷ have concluded that in their opinion the level of housing need is higher than that calculated by the SHMA. The introduction of a standard methodology for calculating housing need may remove lengthy debate about the validity of the calculation, but it is likely that any methodology will err towards higher housing supply as this is government policy.

Any substantial increase in housing need would reduce the five year land supply. The absence of supply would undermine the plan-led system.

c) The challenge of continuing delivery

Through the planning application process, the council has already acted to bolster the development industry's lack of delivery by approving additional large developments where there are opportunities to consolidate delivery on land within the existing SDLs and/or on land adjoining where this can be clearly demonstrated as being beneficial to the original vision and development concept, for example at Bell Farm and Keephatch Beech. Continuing this flexible approach will continue to boost housing supply.

d) The number and potential cost of planning application appeals

At the time of writing, the council has received 5 appeals, 7 planning applications and 3 pre-application approaches for proposed developments where the adequacy of the five year land supply has been raised by the applicant/appellant. The cost of 15 public inquiries is estimated to be around £1m on resources.

Options for addressing the challenge

The Local Plan Update is the medium term solution to addressing issues around housing need and land supply. Through this, the council will establish a new housing target, allocate sufficient land to meet this and coordinate supporting infrastructure.

Whilst the Local Plan Update evolves continuing actions to bolster land supply will reduce the risk of unplanned and unsustainable development occurring.

⁷ Appeals at Stanbury House and Park Lane.

Adopted planning policy SAL03 in the Managing Development Delivery plan⁸ allocates six reserve sites for residential development that could be released in the absence of a five year housing land supply (see Appendix A to this report). The challenge in land supply moving forward, coupled with the scale of the demonstrable land supply, is considered sufficient to enable release to be considered in order to establish a buffer large enough to suppress opportunist approaches via the appeal system based on the lottery of partly updating the five year land supply position.

Adopted planning policy CP19 in the Core Strategy⁹ allocates land south of the M4 as a strategic development location (SDL). Development of the area within the SDL known as land south of Cutbush Lane prior to 2026 is constrained by a unilateral s106 agreement. The agreement allows development prior to 2026 in the event that an application is invited by the Council.

These sites are considered to be sustainable, having been subject to scrutiny through the plan process for the Managing Delivery Development consultation and examination process. The reserve sites can be released through a resolution of Executive or a Neighbourhood Plan. Development on land south of Cutbush Lane (see Appendix B to this report) can similarly be invited by a resolution of Executive. Their release would supplement the other actions already being taken and put us in a stronger position to defend decisions at appeal as well as sending messages to those considering opportunist appeals that we have the matter in hand.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	NA	NA	NA
Next Financial Year (Year 2)	NA	NA	NA
Following Financial Year (Year 3)	NA	NA	NA

Other financial information relevant to the Recommendation/Decision

There are a number of ongoing pre-application, planning application and appeals relating to the reserve sites. The release of the reserve sites would enable the withdrawal of the reason for refusal relating to land supply.

Considering at wider planning activity, at the time of writing, the council has received 5 appeals, 7 planning applications and 3 pre-application approaches for proposed developments where the adequacy of the five year land supply has been raised by the

⁸ Available via <http://www.wokingham.gov.uk/planning/planning-policy/local-plan-and-planning-policies/>

⁹ Available via <http://www.wokingham.gov.uk/planning/planning-policy/local-plan-and-planning-policies/>

applicant/appellant. The cost of 15 public inquiries is estimated to be around £1m on resources.

Cross-Council Implications

Reserve site W1111 Land off Wheatsheaf Close, Sindlesham is being considered for self-build housing. The release of the sites would facilitate an early application for the development of this land and use.

List of Background Papers

- Core Strategy.
- Managing Development Delivery/
- Strategic Housing Land Availability Assessment 31st March 2016.
- National Planning Policy Framework.

Contact Ian Bellinger	Service Environment
Telephone No 0118974 6231	Email ian.bellinger@wokingham.gov.uk
Date 26 June 2017	Version No. 7

Appendix A: Reserve sites and current activity

Reserve Site (address)	Allocated Capacity (dwellings)	Current activity (comment)
Land to rear of 216b-242a Nine Mile Ride, Finchampstead North (site FI140)	40	No recent pre-app or application.
Land rear of 328-348 Barkham Road, Barkham Hill (site WK122)	25	<p>Land Rear of 336 – 350 Barkham Road</p> <ul style="list-style-type: none"> • Appeal Allowed: 13th April 2014 for 25 dwellings. <p>Land Rear of 328b-336 Barkham Road</p> <ul style="list-style-type: none"> • APPEAL HEARING HELD • Application for 10 dwellings (ref: 160732) refused 4th July 2016. • Public Inquiry completed 13th June 2017.
Land north of The Shires (off Sandy Lane), Barkham Hill (site WK151)	5	Outline applications for either 4 or 5 dwellings (ref: 162150 & 162151) refused 30 th September 2016.
Land at Valley Nurseries, Broadwater Lane, Hurst (site SA104)	16	<p>Full application for 16 dwellings refused 22nd December 2016.</p> <p>Applicant advised appeal to be submitted.</p>
Land off Wheatsheaf Close, Sindlesham (site WI111)	24	Pre-app ongoing to provide self-build development of circa. 24 dwellings.
Land at Sonning Farm (off Glebe Gardens), Sonning (site ref SO101).	25	No recent pre-app or application.
TOTAL	135	

Appendix B: Map showing land south of Cutbush Lane



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Shinfield Parish Council Comments on South of Cutbush Lane 181499 (Draft)

With regret, Shinfield Parish Council acknowledges it is now planning policy to develop this site as part of the overall South of M4 Strategic Development Location. However, we are very concerned about the large number of reasonable objections which have been raised by local residents and that this application does not take advantage of the links to the 2011 Supplementary Planning Document.

We therefore wish to see the following conditions agreed as a minimum in order for this scheme to be deemed acceptable:

- Developers properly mitigate the transport implications of this scheme;
- A Safer Routes to Schools policy be incorporated;
- A proper Flood Risk Assessment be undertaken and approved the relevant authorities;
- Proper mitigation measures are in place for bats as a protected species.

We make the following specific observations which should be addressed:

1. Does not integrate with footpath 6 the other side of ERR (the current permissive path allows this)
2. the entirety of the development should be designed for a 20mph limit for the outset (D&A p 16)
3. The use of 3 story buildings in 'The Residential Core' is out of keeping with the rest of this side of Shinfield which are all no more than 2 story.
4. The refuse strategy (D&A p26) refers to space for one 240 litre wheelie bin and one 55 litre recycling box, this is inadequate as we don't have wheelie bins in WBC
5. The affordable housing are all located in the same area rather than being spread across the development
6. The use of conservation kerbing should be used on all primary and secondary streets
7. To facilitate the use of the ERR and to discourage vehicles cutting through the village, the application should bring forward the reduction of the speed limit to 30mph for Hollow Lane and Arborfield Road within the boundary of Shinfield Village
8. The accident analysis does not include any data after the ERR was opened, it should be redone (Highways Transport Assessment)
9. Point 3.83 (p21 of Traffic Assessment) is incorrect in that the policeman died as a result of this incident
10. Traffic Assessment - car parking - no car charging points are installed, the expectation would be for one point per dwelling, in line with Government ambitions
11. Traffic Assessment - vehicle trip rates are too low when compared with actual measurements so grossly underestimate the vehicle movements associated with this development
12. The Parrot Farm roundabout will be over-capacity with this development so remedial measures should be implemented to facilitate traffic flow (p 34 of traffic Assessment)
13. The assumption that walk/cycle trips out of the development would use FP7 and then Otlands Road would put pressure on an un-adoptive road. The development should provide that a suitable flat path along this route. (p40 of traffic Assessment)

14. A separate cycle/foot path should be provided to the east of the site to allow cycles to avoid the ERR
15. Parking is provided by the use of tandem parking in front of garages which should be avoided
16. The play area is disappointingly small for the number of houses planned
17. Traffic calming measures should be introduced into Cutbush Lane, such as priority islands, to stop vehicles speeding down this straight road.
18. To promote the option of home-working, multiple highspeed telecoms connections to be provided to each dwelling, e.g. fibre to the premises (FTTP) .
19. The noise and traffic assessments do not seem to account for the proposed developments in Aborfield, nor the lorry movements from the potential Cemex site.
20. Standard working hours of Monday to Friday, 8am to 6pm. Saturday, 8am to 1pm should be rigorously applied.
21. A construction transport plan should be implemented to ensure that there is no contractor parking on surrounding residential roads, nor are deliveries parked up on surrounding roads waiting to deliver.
22. The site should be registered with the Considerate Construction Scheme.
23. Conservation kerbs should be used throughout the development to stop parking on pavements.
24. Access to the Eastern Relief Road should be directly from this development not via the bus gate on the existing Bellway development north of Cutbush Lane so creating a through road in the existing development which was never planned.

Christopher Howard

From: James Flynn <james.flynn@shinfieldparish.gov.uk>
Sent: 23 November 2018 16:50
To: Christopher Howard
Cc: Sue Roberts
Subject: Land to the south of Cutbush Lane - Shinfield Parish Council - 181499

Dear Mr Howard

I am writing on behalf of Shinfield Parish Council to submit comments on planning application 181499 (Land to the south of Cutbush Lane, Shinfield). [The proposal](#) is described as “Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.” I have tried to submit comments on the proposal through the Wokingham Borough Council planning portal, however I am unable to do so from the Shinfield Parish Council login.

Shinfield Parish Council formally objects to the proposal for the following reasons;

- The use of 3 storey buildings in 'The Residential Core' is out of keeping with the otherwise two storey building.
- The priority junction on Cutbush Lane should be changed back to a roundabout to limit the speed of vehicles using the roads for safety.
- Lack of integration of site with footpath 6 the other side of ERR. A suitable, all-weather path with appropriate gates should be provided down and across the ERR.
- Development should be designed for 20mph limit from the outset.
- The use of conservation kerbing should be used on all primary and secondary streets to stop parking on kerbs.
- To facilitate the use of the (Eastern Relief Road) ERR and discourage vehicles cutting through the village, the application should bring forward the reduction of the speed limit to 30mph for Hollow Lane and Aborfield Road within the boundary of Shinfield Village
- The assumption that walk/cycle trips out of the development would use FP7 and then Oatlands Road would put pressure on an un-adopted road. The development should make this footpath up to be in an adoptable condition (p40 of traffic Assessment).
- Traffic calming measures should be introduced into Cutbush Lane, such as priority islands and narrows, to stop vehicles speeding.
- Affordable housing should be spread across the development, not in one place.
- Parking for the apartments is woefully inadequate.
- Construction and site traffic should all use Cutbush Lane rather than cutting through a housing estate, this needs to be conditioned and enforced.
- Highways issues for the Parrot Farm roundabout have not been addressed as the Parrot Farm roundabout will be over-capacity with this development. Remedial measures should be implemented to facilitate traffic flow (p34 of traffic Assessment).
- Site should be registered with the Considerate Construction Scheme
- Detailed construction management plan needs to be submitted to ensure that site and construction traffic is routed correctly.
- Number of advertising banners should be restricted to a maximum of two; they are unsightly and produce unwanted noise, detrimental to the surrounding properties.
- 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.

- Adequate precautions, such as wheel washing and road sweeping, shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways and pavements
- The apartment blocks should all have fully integrated reception systems (IRS) into each dwelling to stop the proliferation of satellite dishes and aerials which negatively affect the look of the development
- Loss of the tree would be detrimental to the character of the countryside contrary to CP1, CP3, CP11 of the Core Strategy and CC01, CC02, CC03, TB21 of the MDD Plan
- 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.
- Each dwelling should have at least one car charging point installed as standard.
- Vehicle trip rates are too low when compared with actual measurements so grossly underestimate the vehicle movements associated with this development.
- The play area is too small for a site of this size.
- Suitable fencing and gates should be provided to the eastern side of the site to ensure that there is no access, especially for children, to the ERR. This is especially important around the southern part of the site near the play area.
- The accident analysis does not include any data after the ERR was opened; it should be redone (Highways Transport Assessment).
- The use of the pumping station should be blocked, and suitable foul water and drainage provision should be provided as there are historical instances of these pumping stations not being maintained correctly.
- All responsibility for the maintenance and upkeep of the attenuation features, green areas, play areas, and open space should be handed over to WBC (or SPC) and not given to maintenance companies who have often charged excessive rates
- Bus route unidentifiable on plan; it does not show where the bus will exit.
- Concerns about construction traffic going through an already occupied estate.

Please can you confirm that you have received this email and confirm that the Parish Council's objection has been recognised.

Yours faithfully

James Flynn

Planning Support Assistant
Shinfield Parish Council

Click [here](#) to report this email as spam.



This drawing is produced for presentation purposes, and should be read in conjunction with drawing 02, which contains supporting layout information.

Housestype	Description	Qty
Private		
B4-18A1	1 Bed Apartment - 1B2P	2
B4-18A2	1 Bed Apartment - 1B2P	2
B4-28A1	2 Bed Apartment - 2B4P	1
B4-28A2	2 Bed Apartment - 2B3P	1
B4-28A3	2 Bed Apartment - 2B3P	1
B4-28A4	2 Bed Apartment - 2B4P	2
B4-28A5	2 Bed Apartment - 2B4P	2
PO	The Potter - 2 Bed House - 2B3P	36
TU	The Turner - 3 Bed House - 3B4P	20
TH	The Thatcher - 3 Bed House - 3B4P	15
QU	The Quilter - 3 Bed House - 3B4P	10
MA	The Mason - 3 Bed House - 3B4P	21
SC	The Scrivener - 4 Bed House - 4B5P	30
MI	The Milliner - 4 Bed House - 4B5P	5
BO	The Bowyer - 4 Bed House - 4B5P	4
PH	The Philosopher - 4 Bed House - 4B5P	4
WE	The Weaver - 4 Bed House - 4B5P	6
Private Total		
Affordable		
B1-18F1	1 Bed Apartment - 1B2P	3
B1-18F2	1 Bed Apartment - 1B2P	2
B1-28F1	2 Bed Apartment - 2B4P	3
B2-18F1	1 Bed Apartment - 1B2P	3
B2-18F2	1 Bed Apartment - 1B2P	2
B2-28F1	2 Bed Apartment - 2B4P	3
B3-18F1	1 Bed Apartment - 1B2P	3
B3-18F2	1 Bed Apartment - 1B2P	2
B3-18F3	1 Bed Apartment - 1B2P	2
B3-28F1	2 Bed Apartment - 2B4P	1
B3-28F2	2 Bed Apartment - 2B4P	1
B3-28F3	2 Bed Apartment - 2B4P	2
B3-28F4	2 Bed Apartment - 2B4P	2
SA	The Saddler - 2 Bed Coachouse - 2B3P	2
H20 (TV)	2 Bed House - 2B3P	29
H30 (TV)	3 Bed House - 3B4P	26
Affordable Total		
Overall Total		
249		

041611-BEL-TV-01-249 UNITS-19.09.18-JH/ LINKED



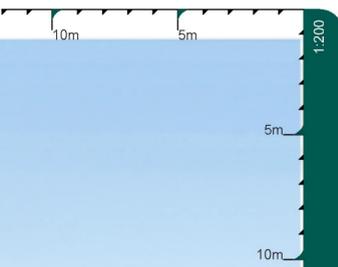
presentation planning layout

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85



street scene 07

House Type Weaver
Plot 246

House Type Philosopher
Plot 245

House Type Scrivener
Plot 244

House Type Scrivener
Plot 243

House Type Philosopher
Plot 242

House Type Milliner
Plot 241

House Type Philosopher
Plot 240

House Type Quilter
Plot 239

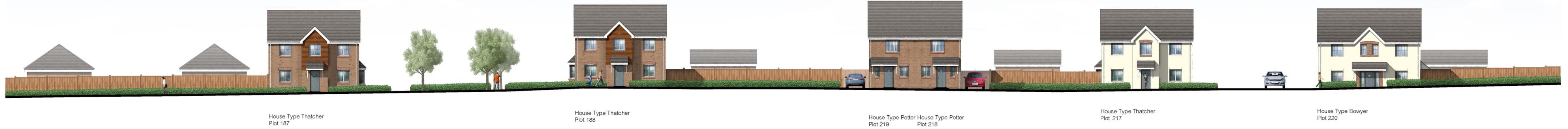
House Type Milliner
Plot 238

House Type Philosopher
Plot 237

House Type Thatcher
Plot 236

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

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House Type Thatcher
Plot 187

House Type Thatcher
Plot 188

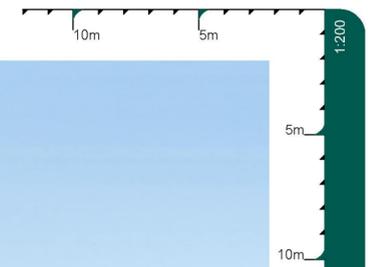
House Type Potter House Type Potter
Plot 219 Plot 218

House Type Thatcher
Plot 217

House Type Bowyer
Plot 220

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

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House Type Bowyer
Plot 60

House Type Thatcher
Plot 117

House Type Thatcher
Plot 114

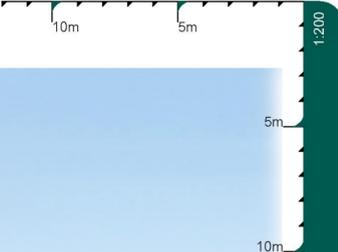
House Type H20
Plot 112 House Type H20
Plot 111

House Type Thatcher
Plot 110

House Type Thatcher
Plot 118

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

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Block 3
Plots 139-152

House Type Quilter
Plot 138

House Type Quilter
Plot 137

House Type Quilter
Plot 136

House Type Quilter
Plot 135

House Type Potter House Type Potter
Plot 134 Plot 133

House Type Milliner
Plot 132

House Type Milliner
Plot 80

House Type Scrivener
Plot 79

House Type H30
Plot 78

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

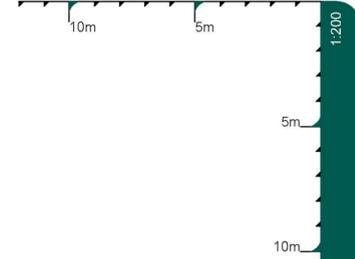


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House Type Milliner Plot 80 House Type Scrivener Plot 79 House Type H30 Plot 78 House Type H30 Plot 77 House Type H30 Plot 76 House Type H30 Plot 75 House Type H20 Plot 74 House Type H20 Plot 73 House Type H30 Plot 72 House Type H30 Plot 71 House Type Scrivener Plot 70 House Type Bowyer Plot 67

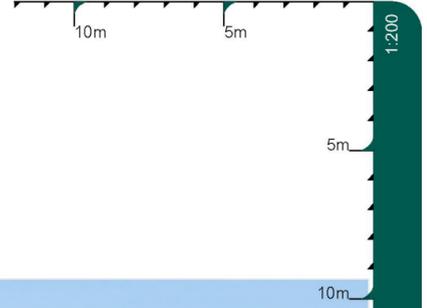
NOTE:
 Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



1:200 street scene 04



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95

street scene 02

House Type Thatcher
Plot 110

House Type Scrivener
Plot 109

House Type Mason
Plot 108

Block 1
Plot 100-107

House Type H30
Plot 83

House Type H30
Plot 82

House Type H30
Plot 81

House Type Milliner
Plot 80

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



dha architecture ltd
 Brooklands Farm Business Park
 Bottle Lane
 Binfield
 Berkshire
 RG42 5QX
 t. 0118 934 9886
 e. surname@dhaarchitecture.co.uk
 w. www.dhaarchitecture.co.uk

land south of cutbush lane shinfield

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perspective view 04



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Bellway

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perspective view 03



dha architecture ltd
Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX
t. 0118 934 9666
e. surname@dhaarchitecture.co.uk
w. www.dhaarchitecture.co.uk

land south of cutbush lane, shinfield

Perspective View 03

24.05.18 created
NTS @ A3E scaling
PII/TP/MH contact

A 05.10.18 MH Changed to reflect Layout revision A
rev date by details

reference 041611-PER03

A revision

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perspective view 02



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**The Conservation of Habitats and Species Regulations 2017
Screening Assessment and Appropriate Assessment**

In the light of the “Sweetman Judgement” (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located approximately 5.1 km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC’s Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of the following no bedroom dwellings

Dwelling (bedrooms)	Type	Number provided on site
1 bed apartment		22
2 bed apartment		19
2 bed house		67
3 bed house		92
4 bed house		49
Total		249

within 5-7km of the SPA. This results in a SANG requirement of 1.03ha of land. In order to support their scheme, the applicant is proposing that surplus capacity at the

Ridge SANG is utilised (approved under planning ref: 0/2010/1432) which is supported by the Biodiversity Officer and Natural England. The delivery of this land will be secured through the S106 agreement pursuant to this application prior to the occupation of any dwelling and will require the entire area of the Ridge SANG to be open. Since the land will be managed by the University of Reading, the Council will expect step in rights for the SANG should this not be managed in accordance with the guidance. These will be detailed in the S106 agreement.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of **£40,996.47**.

The total SPA related provision is 1.03ha of SANG in order to meet Natural England Guidance. The applicant **must agree** to enter into a S106/s111 agreement to secure this provision prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017)

In accordance with The Conservation of Habitats and Species Regulations (2017) Regulation 63 a competent authority (in this case Wokingham Borough Council (WBC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within **5.1 km** of the SPA and:

- represents a net increase of 50 dwellings within 5 – 7km of the Thames Basin Heaths Special Protection Area (SPA) which will lead to an increase in local population and a potential increase in recreational activity on the SPA

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

The following policies and guidance set out WBC's approach to relevant avoidance and mitigation measures which have been agreed with Natural England. For the majority of housing developments this will comprise the provision of (or contribution towards) Suitable Alternative Natural Greenspace (SANG) and a contribution towards the Strategic Access Management and Monitoring (SAMM) Project. The financial contributions towards SANG would be either through an obligation in a s106 agreement that requires WBC to allocate an appropriate amount of the development CIL receipt towards the provision of SANG, or through an obligation in an agreement under s111 of the Local Government Act, that requires the developer to make an appropriate financial contribution towards the provision of SANG (to be used in the event that the developer successfully seeks CIL relief). Developers will be required to secure an appropriate financial contribution to the SAMM project through an obligation in a s106 agreement.

For SDL development (and occasionally some other larger non SDL developments) within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development (and occasionally some other larger non SDL developments) between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and

quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area)
<http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA <http://www.wokingham.gov.uk/planning/planning-policy/local-plan-and-planning-policies/>
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites <http://www.wokingham.gov.uk/planning/planning-policy/local-plan-and-planning-policies/>
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development)
<http://www.wokingham.gov.uk/planning/planning-policy/local-plan-and-planning-policies/>
- Infrastructure Delivery and Contributions SPD (2011)
<http://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=193415>

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

As this development is located within a SDL, SANG will have to be provided at a minimum of 8 ha per 1,000 new residents for any dwellings within 5km of the TBH SPA, and between 1.73-2.16 ha per 1,000 new residents for any dwellings between 5-7km from the TBH SPA (based upon an individual assessment). The SANG will be constructed and delivered to Natural England's quality and quantity standards and the developer will need to make an appropriate contribution towards in perpetuity maintenance of the SANG. An occupation restriction will be included in the Section 106 Agreement in order to ensure that the SANGs are complete and open to the public prior to the occupation of the dwellings. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8]

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

The level of contributions are calculated on a per bedroom basis. The application for this development is for the following number of dwellings

Dwelling (bedrooms)	Type	Number provided on site
1 bed apartment		22
2 bed apartment		19
2 bed house		67
3 bed house		92
4 bed house		49

Depending on the dwelling mix, the level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution 5-7km	Aggregate SAMM Contribution
1 bedroom	£101.69	£2,237.18
2 bedrooms	£132.93	£11,431.98
3 bedrooms	£174.52	£16,055.84
4 bedrooms	£230.03	£11,271.47
Total SAMM Contribution		£40,996.47

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make secure land (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to

Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2017), and permission may be granted.

If the applicant does not agree with the above mitigation and does not enter into a Section 106 Agreement to secure the measures, then the application must be refused using the following reason for refusal.

5. Example Reason for Refusal

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Date:	23/04/ 19	Signed:	
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Agenda Item 10.

Application Number	Expiry Date	Parish	Ward
190881	EXT	Woodley CP	Bulmershe and Whitegates;

Applicant	Wokingham Borough Council C/O DHA Planning Ltd
Site Address	Addington SEN School, Woodlands Avenue, Woodley, RG5 3EU
Proposal	Full planning application for the erection of a new teaching block, extended car parking and the reconfiguration of the existing MUGAs and sensory garden.
Type	Full
PS Category	1
Officer	Alex Thwaites
Reason for determination by committee	Wokingham Borough Council Application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

Planning permission is sought for the erection of a new teaching block for the Addington Special Educational Needs (SEN) School to facilitate the expansion of the school by one form of entry meaning an increase of 50 pupils in total. The proposal also includes extending the car parking and the reconfiguration of the existing multi-use game areas (MUGAs) and sensory garden.

The principle of development in this location has been established through its allocation by policy CP9 of the Core Strategy and Policy CC02 of the MDD. The site is located to the east of Reading, within Woodley. The access is located to the north of Woodlands Avenue, with Bulmershe Leisure Centre and Bulmershe School located to the east.

The proposed single storey teaching block is modest in scale and located away from any neighbouring properties. The proposal is also considered to have a limited impact on the character of the area as well as the Site of Urban Landscape Value (SULV). Additionally the reconfiguration of the parking, MUGAs and Sensory garden are within the existing Addington School grounds and do not represent a form of development that is uncommon with this use.

This is a sustainable development that offers substantial public benefit in meeting the needs of the community and delivering on Wokingham's development aspirations for educational provision. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

PLANNING STATUS

- Major development location
- Site of Urban Landscape Value
- High Pressure Gas Main Consultation Zone
- Tree Preservation Order

RECOMMENDATION

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

A. Conditions and informatives:

Conditions:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. 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:

Drawing Number	Title
ADS-HLM-A31-ALL-GA-SL-201001-P5	Existing Site Plan
ADS-HLM-A31-ALL-SEC-SL-201010-P5	Proposed & Existing site Sections
ADS-HLM-A31-ALL-GA-SL-201000-P5	Site Location Plan
ADS-HLM-A31-ALL-XX-XX-201011-P5	Visualisations
ADS-HLM-A31-ALL-GA-SL-201002-P7	Proposed Site Plan
ADS-HLM-A31-ALL-GA-SL-201003-P7	Proposed Landscape Plan
ADS-HLM-A31-ALL-GA-GND-201004-P5	Proposed Ground Floor Plan
ADS-HLM-A31-ALL-GA-RF-201005-P5	Proposed Roof Plan
ADS-HLM-A31-ALL-ELV-SL-201008-P5	Proposed Elevations
ADS-HLM-A31-ALL-SEC-SL-201009-P5	Proposed Sections
ADS-HLM-A31-ALL-GA-SL-201006-P5	Existing School Plan
ADS-HLM-A31-ALL-GA-SL-201007-P5	Proposed Existing School Alterations
1054-MAC-XX-DR-L-100 P03	Landscape – General Arrangement
ADS-MAC-A35-GA-GND-00101-A	Proposed Levels
1054-MAC-XX-DR-L-102 P03	Planting Plan and Schedule
ADS-MAC-A35-GA-GND-000103-A	Fencing

1054-MAC-XX-DR-L-104 P03	Hard Landscaping
1054-MAC-XX-DR-L-105 P03	Landscape – Cross Sections
ADS-CON-A22-ALL-GA-GND-001510-B	Proposed Drainage Layout
ADS-CON-A22-ALL-GA-GND-001511-B	Overall Drainage Layout
ADS-CON-A22-ALL-SEC-GND-001530-A	Typical Drainage Details
ADS-CON-A21-ALL-GA-FON-000001-A	Foundation Detail – Sheet 1
ADS-CON-A21-ALL-GA-FON-000002-A	Foundation Detail – Sheet 2
LA18001 DR 005	Topographical Survey
LA18001 DR 006	Utilities Survey

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

3. External Materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3

4. Cycle Parking Details

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Travel Plan

Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

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

6. Landscaping

No part of any building(s) hereby permitted shall be occupied or used until the scheme of landscaping has been provided in accordance with the approved plan 1054-MAC-

XX-DR-L-102 P03 (Planting Plan). Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

7. Protection of Trees

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

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

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

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

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

8. Noise: Permitted hours of Demolition and Construction

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

9. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by,

the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

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

10. Ecological Enhancements

All works shall be carried out in accordance with the recommendations detailed in the preliminary ecological appraisal (Hybrid Ecology Ltd, February 2019) – including ecological supervision during vegetation clearance – unless otherwise approved in writing by the council.

Reason: To ensure that protected species are safeguarded in line with wildlife legislation and policy CP7 of the Core Strategy.

11. Biodiversity Enhancements – Bird and Bat Boxes

The building hereby permitted shall not be occupied until the locations and specifications of biodiversity enhancements – to include bird and bat boxes – have been submitted and approved in writing by the council. The biodiversity enhancements shall be installed as agreed unless otherwise approved in writing by the council.

Reason: To incorporate biodiversity in and around the development in accordance with paragraph 175 of the NPPF

12. External Lighting

No external lighting shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the local planning authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of ecological importance.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with policy CP7 of the Core Strategy.

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. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 9 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

8. The applicants attention is drawn to the fact the development hereby approved would be sited close to a Major Accident Hazard Pipeline (MAHP) and that the relevant technical advice, guidance and licences are sought from the pipeline operator (Southern Gas Networks) and the Health & Safety Executive (HSE) before any works are commenced. Further information can be found at:

<https://www.sgn.co.uk/Safety/Dig-safely/>

<http://www.hse.gov.uk/pipelines/hseandpipelines.htm>

PLANNING HISTORY		
Application Number	Proposal	Decision
F/2006/8099	Proposed erection of new special school with associated landscape proposals, improvement to junction of Chequers Way and the service road adjacent to the swimming pool plus temporary buildings and new running track.	Approved 08/11/2006
VAR/2008/1752	Proposed variation to condition 6 of planning consent F/2006/8099 to remove green roof requirement and replace with a high performance multi-layer felt roofing system	Approved 03/11/2008
C/2009/0547	Application for submission of details to comply with the following condition of planning consent F/2006/8099: 18. Travel Plan for Bulmershe and for Addington School	Approved 20/04/2009

SUMMARY INFORMATION	
For Education	
Site Area	3.07 ha
Previous land use(s) and floorspace(s)	Educational Use (Addington SEN School)
Proposed floorspace of each use	935 sq/m
Existing employees	207
Proposed employees	255
Existing parking spaces	128 (and 20 cycle spaces)
Proposed parking spaces	158 (and 30 cycle spaces)

CONSULTATION RESPONSES	
Sports England	No objection
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
WBC Biodiversity	No objection subject to conditions
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection
WBC Education (School Place Planning)	No objection
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions

WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received
WBC Emergency Planning Officer	Objection based on location of gas main [Officer note: <i>discussed in the Gas Main and Emergency Planning section of the report</i>]

REPRESENTATIONS

Town/Parish Council: “The Committee considered the proposal and were pleased to see plans for the expansion of Addington School to enable the school to cater for more local children; however the Committee also wanted to continue to protect the Site of Urban Landscape Value (SULV) between Woodley and Earley. The Committee felt that the main threat to the SULV came from the proposed car park extension, but that this would be well screened and the impact would be very small.

Following lengthy discussion, on balance the Committee did not object to the application.”

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
National Guidance	BB104	Area guidelines for SEND and alternative provision
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
	CP10	Improvements to the Strategic Transport Network
	CP15	Employment Development
	Adopted Managing Development Delivery Local Plan 2014	CC01
CC02		Development Limits
CC03		Green Infrastructure, Trees and Landscaping
CC04		Sustainable Design and Construction
CC05		Renewable energy and decentralised energy networks

	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. The application seeks permission for the reconfiguration of the existing site to accommodate the erection of a single storey teaching block, additional car parking, re-provision of the existing multi-use games areas (MUGAs) and sensory Garden.
2. As the proposal comprises the expansion of the existing school, to ensure the site is maintained and complies with national standards, a reconfiguration is proposed. It is proposed that the sensory garden is moved to the rear of the site which is currently unused, the soft play area would be reduced in size and the MUGAs would be repositioned to run alongside it. The development is required to increase the availability of pupil places both locally and within the wider borough.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (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. Core Strategy Policy CP2 promotes development that addresses the requirements of children including the co-ordination of services to meet their needs.
4. 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. The site is located to the east of Reading, within Woodley. The site is located to the north of Woodlands Avenue, with Bulmershe Leisure Centre and Bulmershe School located to the east. As the site is within a major development location, the proposal is therefore acceptable in principle. The proposals impact on the character or the area, highway network, residential amenity and ecology is assessed below.

Existing and Proposed School Provision:

5. Addington School is a 1FE (Form of Entry) Special Educational Needs (SEN) School currently accommodating 213 pupils (as of September 2018) aged between 2 and

19. In addition to this there are currently 207 staff members at the school providing a roughly 1:1 ratio of pupils and staff. The school specifically caters for pupils with Moderate Learning Difficulties (MLD), Severe Learning Difficulties (SLD), Profound and Multiple Learning Difficulties (PMLD) and for pupils with sensory, motor and behavioural difficulties such as Autistic Spectrum Disorder (ASD).

6. As discussed the existing school has been designed to cater for 205 pupils but presently houses 213 pupils and 207 staff members; however due to demand the school needs to increase their numbers by 50 pupils (inclusive of the 8 extra currently being accommodated), to 255 pupils, meaning that there will need to be an increase in staff numbers by 33 staff members to accommodate the increase. Due to the requirements of the school and its pupils it is proposed that there is a single storey standalone building to meet the space requirements as set out within Policy BB104 which is the basis of this application.
7. Central Govt sets out 'Area guidelines for SEND and alternative provision' (BB104) as non-statutory area guidelines for buildings which supersede the recommended areas in 'Designing for disabled children and children with special educational needs' (Building Bulletin 102). It also provides guidance on outdoor areas. The guidance does not cover hospital schools although some of the areas will be applicable, nor does it cover residential facilities. The proposal is designed to be compliant with BB104 and this is discussed later in the report.

Impact on character of the area:

8. The proposal can essentially be broken down into three main elements. The first being a single storey teaching block with 4 x 63m² SEN teaching classrooms, staff rooms, 6th form common room, dining room extension and ancillary facilities. The second being the sensory garden is to be moved and expanded to a strip of unused land located to the west of site, and the final element being the current quantum of hard play (MUGA's) is maintained but relocated.
9. The application site is located to the north of Woodlands Avenue in the Parish of Woodley. The site is bound by the Goals Soccer Centre to the north, with The Bulmershe School and Bulmershe Leisure Centre lying to the east. To the south lies Woodlands Avenue and Highwood Primary School beyond this, with playing fields situated to the west of the site. The site is surrounded by a mix of uses, predominantly consisting of community uses or schools, with residential properties located further away. There are public views from both Woodlands Avenue and the access road for the school.
10. In terms of the two external elements of the proposal (MUGAs and Sensory Garden) the site already contains these elements as they are to be reconfigured rather than additional development. Additionally the surrounding uses, including several all-weather football pitches to the north, are very similar to the proposed use and the play area/garden are not an uncommon use to be found associated with schools. Therefore in respect to these elements there is not considered to be a detrimental impact on the character of the area.
11. The proposed new teaching block is single storey in height and located where the existing MUGAs are currently. The single storey FE block consists of two wings of teaching containing 4 general classrooms with a split quieter health and beauty classroom and a new engineering class base. The arrival space is off the open plan

common room and the dining hall can be opened up allowing a further expanded social area for larger events.

12. In terms of the external appearance, the existing main Addington School building is contemporary in design with white rendered walls and a timber clad curved entrance lobby. The proposed new FE Block has been designed to reflect this design in both appearance and materials. The building is essentially rectangular in appearance, with a curved timber cladding hall element on the primary elevation that is designed to mimic the main school entrance. The block is single storey in height, measuring approximately 3.9 metre in height for the majority of the building with the timber clad element being slightly higher at 5.2 metres, which is considered to add a strong element of good design that reflects the existing character of the area and in particular the existing school.

13. Overall, with regard to the impact on the character of the area, the proposal is considered to be a high quality development that reflects both the surrounding area and the existing school building. In terms of all of the elements together, the application represents a design and use that is considered typical of a development of this kind and is not considered to be detrimental to the character and appearance of the surrounding area.

Landscape, Trees and Sites of Urban Landscape Value:

14. Policy TB22 of the MDD sets out the policy for Sites of Urban Landscape Value (SULV) which are defined as open and undeveloped areas within settlements, which provide an important contribution to local character and amenity. The SULVs form part of the setting and identity of the settlements of Earley, Wokingham and Woodley. They are primarily open spaces interspersed with, and bounded by, mature trees. They also include individual landscape features such as ponds, woodlands and hedgerows. Their role as informal open areas and green spaces along with their recreational and biodiversity roles in a built-up context should be retained or enhanced.

15. Policy TB22 goes on to describe the Bulmershe SULV as a combination of playing fields, open space with associated tree cover, woodland and allotments which provides an open and undeveloped space between the settlements of Earley and Woodley. The character of this SULV is greatly enhanced by the presence of a strong tree and shrub screen on the rear boundaries of and within the gardens of properties on the east side of Pitts Lane and Church Road as well as the mature woodland within High Wood to the south.

16. Part of the proposed development falls partially within the SULV, however these are the external elements of the proposal and not the main teaching block. While the proposed sensory garden and MUGA fall within the SULV these are both recreational uses that are described within the SULV for Bulmershe. Additionally the MUGAs have been located as to be adjacent to the existing all-weather courts at the football facility to the north. Therefore, as the main development is outside of the SULV limit the proposal is not considered, on balance, to be detrimental to the SULV.

17. Additionally, with regard to the proposal landscaping on site, the Landscape and Trees Officer has no objections for the proposed development and the landscape section as it is satisfactory. While comments have been suggested by the Officer

these can be secured via condition. Therefore the proposal is considered to be acceptable in this sense.

Compliance with BB104 Standards:

18. The Building Bulletin 104 (BB104) from the SEND and alternative provision: area guidelines; Dec 2015 documents sets out the necessary requirements for minimum site areas, buildings sizes and outside play requirements. The school building will be fully compliant with these standards as a SEN Primary School.
19. The majority of the site is allocated for Bulmershe Secondary School making up around 130,000m². For comparison to the recommended guidance area in BB104, based on 1,040 pupils the minimum total gross site area is around 61,000m² with a maximum of 76,500m².
20. BB104 sets out five core use categories which set out the usable (net) area of a school. In addition, a number of non-pupil areas fall under the non-net category including parking, entrances, building footprint, delivery access and services. Together these make up the gross site area. Below is a comparison showing the comparison between BB104 standards and the Addington School site:

Overall Building Areas	Existing Area (sqm)	BB104 Minimum (sqm)	Target Area (sqm)	Proposed vs BB104 (sqm)
Soft Outdoor PE	4610	2713	3140	+428
Hard Outdoor PE	1220	783	1220	+438
Soft Informal & Social Areas	10440	1110	10700	+9590
Hard Informal & Social Areas	3120	1110	3400	+2330
Habitat Areas	490	455	490	+35
Total Net Useable Area	19880	12355	18990	+6635

21. As advised the proposal is compliant with the guidelines put forward under the Building Bulletin 104 (BB104) from the SEND and alternative provision: area guidelines; Dec 2015 document and therefore acceptable.

Residential Amenities:

22. The proposal is located to the west of the main Addington School building approximately 150m away from residential properties and behind the main school building. Due to the single storey nature of the proposal, its location and the existing school use it is not considered to have any overlooking or overbearing impacts on residential properties.

Access and Movement:

23. *Highway Access:* The site is accessed from a private road, which joins Woodlands Avenue at a mini- roundabout junction to the south west of the site. This access road measures approximately 6.0 metres in width and serves The Bulmershe School and Goals Reading. Once completed, it will also serve the redeveloped Bulmershe Leisure Centre.
24. The primary access to the site lies approximately 53metres north of the Woodlands Avenue mini-roundabout. School Keep Clear markings and zig zags are provided outside this access. The access leads to the school's pick-up and drop-off loop and

staff parking area. A service entrance is situated a further 140metres to the north of the primary site access. This is used for deliveries to the school and other associated service vehicles. A turning head has been developed to allow for the movements of these larger vehicles to take place, with a carriageway width of 5.2 metres provided.

25. *Parking:* In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, the Council requires applications to incorporate car parking in line with the policy standards. The standards require one space for one Full Time Equivalent member of staff.

26. The existing car park has primarily been designed to allow for an appropriate number of parking spaces whilst maintaining the internal stacking (double) spaces for drop-off and collection. Given the complex needs of the pupils, many are brought to school by Local Education Authority (LEA) vehicles, as well as by parents. It is therefore important that the stacking space is maintained, to minimise any off-site impacts. At the current time, four minibus/ambulance pick-up/drop-off bays are provided beside the main entrance to the school. Vehicles park in this area and once the pupils have been dropped off/collected, the minibus leaves, allowing for the next vehicle to take its place.

27. The proposed new car park to be developed as part of the expansion proposals will comprise 30 parking spaces, which are to be provided adjacent to the existing formal parking area. The parking bays will measure 2.5 metres by 5.0 metres. A further two disabled bays will be provided on-site to ensure accordance with WBC's Parking Standards. An aisle width of 6.0 metres will be provided for accessibility to the bays.

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

Parking Type	Existing	Proposed
Ambulance bays / wheelchair minibus bays at the front of the school	5	5
Disabled car spaces	6	6
Bays for School owned minibuses	4	4
Car parking spaces for staff, parents and visitors	113	143
Total	128	158

29. The application proposes an increase of 33 members of staff (26 full time equivalent) and 50 pupils and therefore an extra 30 spaces have been provided. This coupled with the School Travel Plan is compliant with Wokingham Borough Standards and has therefore found to be acceptable by the Council's Highways Officer.

30. *Travel Plan and Cycle Parking:* A School Travel Plan has been submitted with the application in order to promote sustainable transport to and from the school. While there are no specific standards or guidelines for SEN schools, it is acknowledged that due to the nature of the school it difficult to achieve the significant increase in numbers of pupils walking or cycling to school. Therefore, on balance, the Highways Officer is satisfied that the travel plan is of an appropriate standard for pupils. The travel plan will need improving for staff and a planning condition has been included to secure this.

31. Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand expect development to make provision to support sustainable travel. With regard to cycle parking on site it is noted that the school currently has cycle parking for 20 bicycles. From the Travel Plan, it is understood that this provision is well utilised. As a result of the development proposals, a further 10 spaces will be provided which is continually monitored and managed as per the submitted travel plan.

32. Overall it is considered that the travel plan and levels of cycle parking are of an appropriate level and therefore the proposal is acceptable in this sense.

Flooding and Drainage:

33. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. The 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

34. The site is reasonably flat however it generally falls from west to east by approximately 1.3 metres. The new FE block will be located where the existing MUGA is, with the proposed MUGA being relocated west and car park extended. The proposed MUGA site is impermeable at 1221m² and the proposed school building is 1330m². Therefore it is proposed the proposal will discharge into an existing surface water manhole which further discharges in to an existing attenuation tank, from which is pumped to an existing surface water system.

35. Additionally the relocated MUGA and car park extension will drain to an existing swale, as in the current situation, prior to discharge into the attenuation tank. Additionally this has capacity to accommodate extra spill. Therefore overall based on the above the Drainage Officer has no objection to the proposal and is satisfied with the proposed layout and drainage strategy.

Environmental Health:

36. 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. Additionally, 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.

37. Whilst it is acknowledged that there would be a greater level of activity in the area arising from the increase in the amount of pupils, this would not be to an extent that is unusual for an educational use as the increase is minimal. As the site has been identified as being suitable for the school originally, the principle of educational development in this area has been established. There is a proposed condition suggested that is requiring a Construction Management Plan and construction routes for the proposal in order to keep disruption to a minimal. Additionally a condition has been suggested for Construction activities hours of operations to be to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.

38. Therefore 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.

Ecology:

39. 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 proposal includes an Ecology Report that sets out mitigation that is especially important in this protected area. The Biodiversity Officer has assessed the application and is satisfied that there would be no significant impact on ecology.

Sustainable Design/Construction:

40. 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.

41. The Energy and Sustainability Statement makes a commitment towards sustainable design and construction and is informed by the Design Brief. The school will be constructed to a BREEAM very good standard. In accordance with Core Strategy Policy CP1, The Addington SEN School achieves compliance with Criteria 1, 2 & 3 of Building Regulations Part L 2013, with a Building Emission Rate (BER) percentage reduction over the Target Emission Rate (TER) of 0.40%. On this basis the proposal is considered in accordance with the policy requirements.

42. In terms of the actual construction and ensuring safety and security through this process a condition is proposed that will secure the method of construction. This includes parking, security and the storage of plant materials.

Gas Main and Emergency Planning:

43. The site is located within a Safety Hazard Area for a Major Accident Hazard Pipeline (MAHP); this is a high pressure gas main that runs north to south immediately between the existing main school building and the proposed new block. Additionally, the gas main runs under a corner of the existing main building as well as under the MUGAs to the north of the site in the neighbouring football complex. Siting of development within this Safety Hazard Area requires LPA's to consult both the Health & Safety Executive (HSE) and the pipeline operator, Southern Gas Networks (SGN) in this instance.

44. The SGN and the HSE have been consulted both at pre-application and application stage and neither have objected to the proposal on safety grounds. However, it should be noted that the Council's Emergency Planning Officer has raised an objection despite stating that there is an incredibly low likelihood of an incident on the basis that the pipeline is subject to an emergency plan and the proposed new building would be located in the hazard zone.

45. Through pre-application stage the applicant has shown that they have worked with SGN to provide a raft of measures to reduce any potential impact on the high pressure line. These include specialist foundations, a three metre buffer from the position of the gas line and specific groundworks prevent placing any additional lateral pressures on the existing gas main. Despite the concerns raised by the Emergency Planning Officer, it is considered that based on the advice from both SGN and the Health and Safety Executive, the fact that the location of the building

is not directly positioned over the pipeline, the existing trajectory of the gas main which runs under the existing main building, that on balance the proposal is considered acceptable. Officers also note that there is no other appropriate alternative locations available on the site for the building that would place it outside of the Safety Hazard Area.

46. The applicant is reminded however that there are various licenses that lie outside of planning control that will need to be sought and it would be appropriate to include the HSE at construction stage.

Security:

47. The layout takes into account security and the outdoor facilities are segregated to ensure the pupils are contained within these areas and safeguarded. The school will benefit from natural surveillance from the surrounding educational uses which will limit opportunities for antisocial behaviour outside of school hours. The school site would be secured by a perimeter fence/vegetation and the layout and design are considered acceptable

CONCLUSION

The full application is consistent with the principles and parameters established by the Council's adopted policies and guidance. It is considered that the application will deliver high quality school development in accordance with the Council' spatial strategy as well as BB104 standards. Having assessed the proposal and its environmental impacts and all other material considerations, it is considered the development is in accordance with policy and does not give rise to any impacts that cannot be overcome through the proposed mitigation and conditions. On this basis the proposal is considered acceptable and recommended for approval subject to conditions as outlined at the start of this report.

Application Number	Expiry Date	Parish	Ward
190881	EXT	Woodley CP	Bulmershe and Whitegates;

Applicant	Wokingham Borough Council C/O DHA Planning Ltd
Site Address	Addington SEN School, Woodlands Avenue, Woodley, RG5 3EU
Proposal	Full planning application for the erection of a new teaching block, extended car parking and the reconfiguration of the existing MUGAs and sensory garden.
Type	Full
PS Category	1
Officer	Alex Thwaites
Reason for determination by committee	Wokingham Borough Council Application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>Planning permission is sought for the erection of a new teaching block for the Addington Special Educational Needs (SEN) School to facilitate the expansion of the school by one form of entry meaning an increase of 50 pupils in total. The proposal also includes extending the car parking and the reconfiguration of the existing multi-use game areas (MUGAs) and sensory garden.</p> <p>The principle of development in this location has been established through its allocation by policy CP9 of the Core Strategy and Policy CC02 of the MDD. The site is located to the east of Reading, within Woodley. The access is located to the north of Woodlands Avenue, with Bulmershe Leisure Centre and Bulmershe School located to the east.</p> <p>The proposed single storey teaching block is modest in scale and located away from any neighbouring properties. The proposal is also considered to have a limited impact on the character of the area as well as the Site of Urban Landscape Value (SULV). Additionally the reconfiguration of the parking, MUGAs and Sensory garden are within the existing Addington School grounds and do not represent a form of development that is uncommon with this use.</p> <p>This is a sustainable development that offers substantial public benefit in meeting the needs of the community and delivering on Wokingham’s development aspirations for educational provision. The application will deliver high quality development in accordance with the Council’s spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location • Site of Urban Landscape Value • High Pressure Gas Main Consultation Zone • Tree Preservation Order

RECOMMENDATION

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

A. Conditions and informatives:*Conditions:*1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. 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:

Drawing Number	Title
ADS-HLM-A31-ALL-GA-SL-201001-P5	Existing Site Plan
ADS-HLM-A31-ALL-SEC-SL-201010-P5	Proposed & Existing site Sections
ADS-HLM-A31-ALL-GA-SL-201000-P5	Site Location Plan
ADS-HLM-A31-ALL-XX-XX-201011-P5	Visualisations
ADS-HLM-A31-ALL-GA-SL-201002-P7	Proposed Site Plan
ADS-HLM-A31-ALL-GA-SL-201003-P7	Proposed Landscape Plan
ADS-HLM-A31-ALL-GA-GND-201004-P5	Proposed Ground Floor Plan
ADS-HLM-A31-ALL-GA-RF-201005-P5	Proposed Roof Plan
ADS-HLM-A31-ALL-ELV-SL-201008-P5	Proposed Elevations
ADS-HLM-A31-ALL-SEC-SL-201009-P5	Proposed Sections
ADS-HLM-A31-ALL-GA-SL-201006-P5	Existing School Plan
ADS-HLM-A31-ALL-GA-SL-201007-P5	Proposed Existing School Alterations
1054-MAC-XX-DR-L-100 P03	Landscape – General Arrangement
ADS-MAC-A35-GA-GND-00101-A	Proposed Levels
1054-MAC-XX-DR-L-102 P03	Planting Plan and Schedule
ADS-MAC-A35-GA-GND-000103-A	Fencing

1054-MAC-XX-DR-L-104 P03	Hard Landscaping
1054-MAC-XX-DR-L-105 P03	Landscape – Cross Sections
ADS-CON-A22-ALL-GA-GND-001510-B	Proposed Drainage Layout
ADS-CON-A22-ALL-GA-GND-001511-B	Overall Drainage Layout
ADS-CON-A22-ALL-SEC-GND-001530-A	Typical Drainage Details
ADS-CON-A21-ALL-GA-FON-000001-A	Foundation Detail – Sheet 1
ADS-CON-A21-ALL-GA-FON-000002-A	Foundation Detail – Sheet 2
LA18001 DR 005	Topographical Survey
LA18001 DR 006	Utilities Survey

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

3. External Materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3

4. Cycle Parking Details

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Travel Plan

Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

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

6. Landscaping

No part of any building(s) hereby permitted shall be occupied or used until the scheme of landscaping has been provided in accordance with the approved plan 1054-MAC-

XX-DR-L-102 P03 (Planting Plan). Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

7. Protection of Trees

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

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

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

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

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

8. Noise: Permitted hours of Demolition and Construction

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

9. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by,

the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

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

10. Ecological Enhancements

All works shall be carried out in accordance with the recommendations detailed in the preliminary ecological appraisal (Hybrid Ecology Ltd, February 2019) – including ecological supervision during vegetation clearance – unless otherwise approved in writing by the council.

Reason: To ensure that protected species are safeguarded in line with wildlife legislation and policy CP7 of the Core Strategy.

11. Biodiversity Enhancements – Bird and Bat Boxes

The building hereby permitted shall not be occupied until the locations and specifications of biodiversity enhancements – to include bird and bat boxes – have been submitted and approved in writing by the council. The biodiversity enhancements shall be installed as agreed unless otherwise approved in writing by the council.

Reason: To incorporate biodiversity in and around the development in accordance with paragraph 175 of the NPPF

12. External Lighting

No external lighting shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the local planning authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of ecological importance.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with policy CP7 of the Core Strategy.

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. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 9 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

8. The applicants attention is drawn to the fact the development hereby approved would be sited close to a Major Accident Hazard Pipeline (MAHP) and that the relevant technical advice, guidance and licences are sought from the pipeline operator (Southern Gas Networks) and the Health & Safety Executive (HSE) before any works are commenced. Further information can be found at:

<https://www.sgn.co.uk/Safety/Dig-safely/>

<http://www.hse.gov.uk/pipelines/hseandpipelines.htm>

PLANNING HISTORY		
Application Number	Proposal	Decision
F/2006/8099	Proposed erection of new special school with associated landscape proposals, improvement to junction of Chequers Way and the service road adjacent to the swimming pool plus temporary buildings and new running track.	Approved 08/11/2006
VAR/2008/1752	Proposed variation to condition 6 of planning consent F/2006/8099 to remove green roof requirement and replace with a high performance multi-layer felt roofing system	Approved 03/11/2008
C/2009/0547	Application for submission of details to comply with the following condition of planning consent F/2006/8099: 18. Travel Plan for Bulmershe and for Addington School	Approved 20/04/2009

SUMMARY INFORMATION	
For Education	
Site Area	3.07 ha
Previous land use(s) and floorspace(s)	Educational Use (Addington SEN School)
Proposed floorspace of each use	935 sq/m
Existing employees	207
Proposed employees	255
Existing parking spaces	128 (and 20 cycle spaces)
Proposed parking spaces	158 (and 30 cycle spaces)

CONSULTATION RESPONSES	
Sports England	No objection
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
WBC Biodiversity	No objection subject to conditions
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection
WBC Education (School Place Planning)	No objection
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions

WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received
WBC Emergency Planning Officer	Objection based on location of gas main [Officer note: <i>discussed in the Gas Main and Emergency Planning section of the report</i>]

REPRESENTATIONS

Town/Parish Council: “The Committee considered the proposal and were pleased to see plans for the expansion of Addington School to enable the school to cater for more local children; however the Committee also wanted to continue to protect the Site of Urban Landscape Value (SULV) between Woodley and Earley. The Committee felt that the main threat to the SULV came from the proposed car park extension, but that this would be well screened and the impact would be very small.

Following lengthy discussion, on balance the Committee did not object to the application.”

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
National Guidance	BB104	Area guidelines for SEND and alternative provision
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
	CP10	Improvements to the Strategic Transport Network
	CP15	Employment Development
	Adopted Managing Development Delivery Local Plan 2014	CC01
CC02		Development Limits
CC03		Green Infrastructure, Trees and Landscaping
CC04		Sustainable Design and Construction
CC05		Renewable energy and decentralised energy networks

	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	DCLG – National Internal Space Standards

PLANNING ISSUES	
Description of Development:	
<ol style="list-style-type: none"> 1. The application seeks permission for the reconfiguration of the existing site to accommodate the erection of a single storey teaching block, additional car parking, re-provision of the existing multi-use games areas (MUGAs) and sensory Garden. 2. As the proposal comprises the expansion of the existing school, to ensure the site is maintained and complies with national standards, a reconfiguration is proposed. It is proposed that the sensory garden is moved to the rear of the site which is currently unused, the soft play area would be reduced in size and the MUGAs would be repositioned to run alongside it. The development is required to increase the availability of pupil places both locally and within the wider borough. 	
Principle of Development:	
<ol style="list-style-type: none"> 3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (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. Core Strategy Policy CP2 promotes development that addresses the requirements of children including the co-ordination of services to meet their needs. 4. 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. The site is located to the east of Reading, within Woodley. The site is located to the north of Woodlands Avenue, with Bulmershe Leisure Centre and Bulmershe School located to the east. As the site is within a major development location, the proposal is therefore acceptable in principle. The proposals impact on the character or the area, highway network, residential amenity and ecology is assessed below. 	
Existing and Proposed School Provision:	
<ol style="list-style-type: none"> 5. Addington School is a 1FE (Form of Entry) Special Educational Needs (SEN) School currently accommodating 213 pupils (as of September 2018) aged between 2 and 	

19. In addition to this there are currently 207 staff members at the school providing a roughly 1:1 ratio of pupils and staff. The school specifically caters for pupils with Moderate Learning Difficulties (MLD), Severe Learning Difficulties (SLD), Profound and Multiple Learning Difficulties (PMLD) and for pupils with sensory, motor and behavioural difficulties such as Autistic Spectrum Disorder (ASD).

6. As discussed the existing school has been designed to cater for 205 pupils but presently houses 213 pupils and 207 staff members; however due to demand the school needs to increase their numbers by 50 pupils (inclusive of the 8 extra currently being accommodated), to 255 pupils, meaning that there will need to be an increase in staff numbers by 33 staff members to accommodate the increase. Due to the requirements of the school and its pupils it is proposed that there is a single storey standalone building to meet the space requirements as set out within Policy BB104 which is the basis of this application.
7. Central Govt sets out 'Area guidelines for SEND and alternative provision' (BB104) as non-statutory area guidelines for buildings which supersede the recommended areas in 'Designing for disabled children and children with special educational needs' (Building Bulletin 102). It also provides guidance on outdoor areas. The guidance does not cover hospital schools although some of the areas will be applicable, nor does it cover residential facilities. The proposal is designed to be compliant with BB104 and this is discussed later in the report.

Impact on character of the area:

8. The proposal can essentially be broken down into three main elements. The first being a single storey teaching block with 4 x 63m² SEN teaching classrooms, staff rooms, 6th form common room, dining room extension and ancillary facilities. The second being the sensory garden is to be moved and expanded to a strip of unused land located to the west of site, and the final element being the current quantum of hard play (MUGA's) is maintained but relocated.
9. The application site is located to the north of Woodlands Avenue in the Parish of Woodley. The site is bound by the Goals Soccer Centre to the north, with The Bulmershe School and Bulmershe Leisure Centre lying to the east. To the south lies Woodlands Avenue and Highwood Primary School beyond this, with playing fields situated to the west of the site. The site is surrounded by a mix of uses, predominantly consisting of community uses or schools, with residential properties located further away. There are public views from both Woodlands Avenue and the access road for the school.
10. In terms of the two external elements of the proposal (MUGAs and Sensory Garden) the site already contains these elements as they are to be reconfigured rather than additional development. Additionally the surrounding uses, including several all-weather football pitches to the north, are very similar to the proposed use and the play area/garden are not an uncommon use to be found associated with schools. Therefore in respect to these elements there is not considered to be a detrimental impact on the character of the area.
11. The proposed new teaching block is single storey in height and located where the existing MUGAs are currently. The single storey FE block consists of two wings of teaching containing 4 general classrooms with a split quieter health and beauty classroom and a new engineering class base. The arrival space is off the open plan

common room and the dining hall can be opened up allowing a further expanded social area for larger events.

12. In terms of the external appearance, the existing main Addington School building is contemporary in design with white rendered walls and a timber clad curved entrance lobby. The proposed new FE Block has been designed to reflect this design in both appearance and materials. The building is essentially rectangular in appearance, with a curved timber cladding hall element on the primary elevation that is designed to mimic the main school entrance. The block is single storey in height, measuring approximately 3.9 metre in height for the majority of the building with the timber clad element being slightly higher at 5.2 metres, which is considered to add a strong element of good design that reflects the existing character of the area and in particular the existing school.
13. Overall, with regard to the impact on the character of the area, the proposal is considered to be a high quality development that reflects both the surrounding area and the existing school building. In terms of all of the elements together, the application represents a design and use that is considered typical of a development of this kind and is not considered to be detrimental to the character and appearance of the surrounding area.

Landscape, Trees and Sites of Urban Landscape Value:

14. Policy TB22 of the MDD sets out the policy for Sites of Urban Landscape Value (SULV) which are defined as open and undeveloped areas within settlements, which provide an important contribution to local character and amenity. The SULVs form part of the setting and identity of the settlements of Earley, Wokingham and Woodley. They are primarily open spaces interspersed with, and bounded by, mature trees. They also include individual landscape features such as ponds, woodlands and hedgerows. Their role as informal open areas and green spaces along with their recreational and biodiversity roles in a built-up context should be retained or enhanced.
15. Policy TB22 goes on to describe the Bulmershe SULV as a combination of playing fields, open space with associated tree cover, woodland and allotments which provides an open and undeveloped space between the settlements of Earley and Woodley. The character of this SULV is greatly enhanced by the presence of a strong tree and shrub screen on the rear boundaries of and within the gardens of properties on the east side of Pitts Lane and Church Road as well as the mature woodland within High Wood to the south.
16. Part of the proposed development falls partially within the SULV, however these are the external elements of the proposal and not the main teaching block. While the proposed sensory garden and MUGA fall within the SULV these are both recreational uses that are described within the SULV for Bulmershe. Additionally the MUGAs have been located as to be adjacent to the existing all-weather courts at the football facility to the north. Therefore, as the main development is outside of the SULV limit the proposal is not considered, on balance, to be detrimental to the SULV.
17. Additionally, with regard to the proposal landscaping on site, the Landscape and Trees Officer has no objections for the proposed development and the landscape section as it is satisfactory. While comments have been suggested by the Officer

these can be secured via condition. Therefore the proposal is considered to be acceptable in this sense.

Compliance with BB104 Standards:

18. The Building Bulletin 104 (BB104) from the SEND and alternative provision: area guidelines; Dec 2015 documents sets out the necessary requirements for minimum site areas, buildings sizes and outside play requirements. The school building will be fully compliant with these standards as a SEN Primary School.
19. The majority of the site is allocated for Bulmershe Secondary School making up around 130,000m². For comparison to the recommended guidance area in BB104, based on 1,040 pupils the minimum total gross site area is around 61,000m² with a maximum of 76,500m².
20. BB104 sets out five core use categories which set out the usable (net) area of a school. In addition, a number of non-pupil areas fall under the non-net category including parking, entrances, building footprint, delivery access and services. Together these make up the gross site area. Below is a comparison showing the comparison between BB104 standards and the Addington School site:

Overall Building Areas	Existing Area (sqm)	BB104 Minimum (sqm)	Target Area (sqm)	Proposed vs BB104 (sqm)
Soft Outdoor PE	4610	2713	3140	+428
Hard Outdoor PE	1220	783	1220	+438
Soft Informal & Social Areas	10440	1110	10700	+9590
Hard Informal & Social Areas	3120	1110	3400	+2330
Habitat Areas	490	455	490	+35
Total Net Useable Area	19880	12355	18990	+6635

21. As advised the proposal is compliant with the guidelines put forward under the Building Bulletin 104 (BB104) from the SEND and alternative provision: area guidelines; Dec 2015 document and therefore acceptable.

Residential Amenities:

22. The proposal is located to the west of the main Addington School building approximately 150m away from residential properties and behind the main school building. Due to the single storey nature of the proposal, its location and the existing school use it is not considered to have any overlooking or overbearing impacts on residential properties.

Access and Movement:

23. *Highway Access:* The site is accessed from a private road, which joins Woodlands Avenue at a mini- roundabout junction to the south west of the site. This access road measures approximately 6.0 metres in width and serves The Bulmershe School and Goals Reading. Once completed, it will also serve the redeveloped Bulmershe Leisure Centre.

24. The primary access to the site lies approximately 53metres north of the Woodlands Avenue mini-roundabout. School Keep Clear markings and zig zags are provided outside this access. The access leads to the school's pick-up and drop-off loop and

staff parking area. A service entrance is situated a further 140metres to the north of the primary site access. This is used for deliveries to the school and other associated service vehicles. A turning head has been developed to allow for the movements of these larger vehicles to take place, with a carriageway width of 5.2 metres provided.

25. *Parking:* In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, the Council requires applications to incorporate car parking in line with the policy standards. The standards require one space for one Full Time Equivalent member of staff.

26. The existing car park has primarily been designed to allow for an appropriate number of parking spaces whilst maintaining the internal stacking (double) spaces for drop-off and collection. Given the complex needs of the pupils, many are brought to school by Local Education Authority (LEA) vehicles, as well as by parents. It is therefore important that the stacking space is maintained, to minimise any off-site impacts. At the current time, four minibus/ambulance pick-up/drop-off bays are provided beside the main entrance to the school. Vehicles park in this area and once the pupils have been dropped off/collected, the minibus leaves, allowing for the next vehicle to take its place.

27. The proposed new car park to be developed as part of the expansion proposals will comprise 30 parking spaces, which are to be provided adjacent to the existing formal parking area. The parking bays will measure 2.5 metres by 5.0 metres. A further two disabled bays will be provided on-site to ensure accordance with WBC's Parking Standards. An aisle width of 6.0 metres will be provided for accessibility to the bays.

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

Parking Type	Existing	Proposed
Ambulance bays / wheelchair minibus bays at the front of the school	5	5
Disabled car spaces	6	6
Bays for School owned minibuses	4	4
Car parking spaces for staff, parents and visitors	113	143
Total	128	158

29. The application proposes an increase of 33 members of staff (26 full time equivalent) and 50 pupils and therefore an extra 30 spaces have been provided. This coupled with the School Travel Plan is compliant with Wokingham Borough Standards and has therefore found to be acceptable by the Council's Highways Officer.

30. *Travel Plan and Cycle Parking:* A School Travel Plan has been submitted with the application in order to promote sustainable transport to and from the school. While there are no specific standards or guidelines for SEN schools, it is acknowledged that due to the nature of the school it difficult to achieve the significant increase in numbers of pupils walking or cycling to school. Therefore, on balance, the Highways Officer is satisfied that the travel plan is of an appropriate standard for pupils. The travel plan will need improving for staff and a planning condition has been included to secure this.

31. Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand expect development to make provision to support sustainable travel. With regard to cycle parking on site it is noted that the school currently has cycle parking for 20 bicycles. From the Travel Plan, it is understood that this provision is well utilised. As a result of the development proposals, a further 10 spaces will be provided which is continually monitored and managed as per the submitted travel plan.

32. Overall it is considered that the travel plan and levels of cycle parking are of an appropriate level and therefore the proposal is acceptable in this sense.

Flooding and Drainage:

33. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. The 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

34. The site is reasonably flat however it generally falls from west to east by approximately 1.3 metres. The new FE block will be located where the existing MUGA is, with the proposed MUGA being relocated west and car park extended. The proposed MUGA site is impermeable at 1221m² and the proposed school building is 1330m². Therefore it is proposed the proposal will discharge into an existing surface water manhole which further discharges in to an existing attenuation tank, from which is pumped to an existing surface water system.

35. Additionally the relocated MUGA and car park extension will drain to an existing swale, as in the current situation, prior to discharge into the attenuation tank. Additionally this has capacity to accommodate extra spill. Therefore overall based on the above the Drainage Officer has no objection to the proposal and is satisfied with the proposed layout and drainage strategy.

Environmental Health:

36. 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. Additionally, 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.

37. Whilst it is acknowledged that there would be a greater level of activity in the area arising from the increase in the amount of pupils, this would not be to an extent that is unusual for an educational use as the increase is minimal. As the site has been identified as being suitable for the school originally, the principle of educational development in this area has been established. There is a proposed condition suggested that is requiring a Construction Management Plan and construction routes for the proposal in order to keep disruption to a minimal. Additionally a condition has been suggested for Construction activities hours of operations to be to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.

38. Therefore 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.

Ecology:

39. 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 proposal includes an Ecology Report that sets out mitigation that is especially important in this protected area. The Biodiversity Officer has assessed the application and is satisfied that there would be no significant impact on ecology.

Sustainable Design/Construction:

40. 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.

41. The Energy and Sustainability Statement makes a commitment towards sustainable design and construction and is informed by the Design Brief. The school will be constructed to a BREEAM very good standard. In accordance with Core Strategy Policy CP1, The Addington SEN School achieves compliance with Criteria 1, 2 & 3 of Building Regulations Part L 2013, with a Building Emission Rate (BER) percentage reduction over the Target Emission Rate (TER) of 0.40%. On this basis the proposal is considered in accordance with the policy requirements.

42. In terms of the actual construction and ensuring safety and security through this process a condition is proposed that will secure the method of construction. This includes parking, security and the storage of plant materials.

Gas Main and Emergency Planning:

43. The site is located within a Safety Hazard Area for a Major Accident Hazard Pipeline (MAHP); this is a high pressure gas main that runs north to south immediately between the existing main school building and the proposed new block. Additionally, the gas main runs under a corner of the existing main building as well as under the MUGAs to the north of the site in the neighbouring football complex. Siting of development within this Safety Hazard Area requires LPA's to consult both the Health & Safety Executive (HSE) and the pipeline operator, Southern Gas Networks (SGN) in this instance.

44. The SGN and the HSE have been consulted both at pre-application and application stage and neither have objected to the proposal on safety grounds. However, it should be noted that the Council's Emergency Planning Officer has raised an objection despite stating that there is an incredibly low likelihood of an incident on the basis that the pipeline is subject to an emergency plan and the proposed new building would be located in the hazard zone.

45. Through pre-application stage the applicant has shown that they have worked with SGN to provide a raft of measures to reduce any potential impact on the high pressure line. These include specialist foundations, a three metre buffer from the position of the gas line and specific groundworks prevent placing any additional lateral pressures on the existing gas main. Despite the concerns raised by the Emergency Planning Officer, it is considered that based on the advice from both SGN and the Health and Safety Executive, the fact that the location of the building

is not directly positioned over the pipeline, the existing trajectory of the gas main which runs under the existing main building, that on balance the proposal is considered acceptable. Officers also note that there is no other appropriate alternative locations available on the site for the building that would place it outside of the Safety Hazard Area.

46. The applicant is reminded however that there are various licenses that lie outside of planning control that will need to be sought and it would be appropriate to include the HSE at construction stage.

Security:

47. The layout takes into account security and the outdoor facilities are segregated to ensure the pupils are contained within these areas and safeguarded. The school will benefit from natural surveillance from the surrounding educational uses which will limit opportunities for antisocial behaviour outside of school hours. The school site would be secured by a perimeter fence/vegetation and the layout and design are considered acceptable

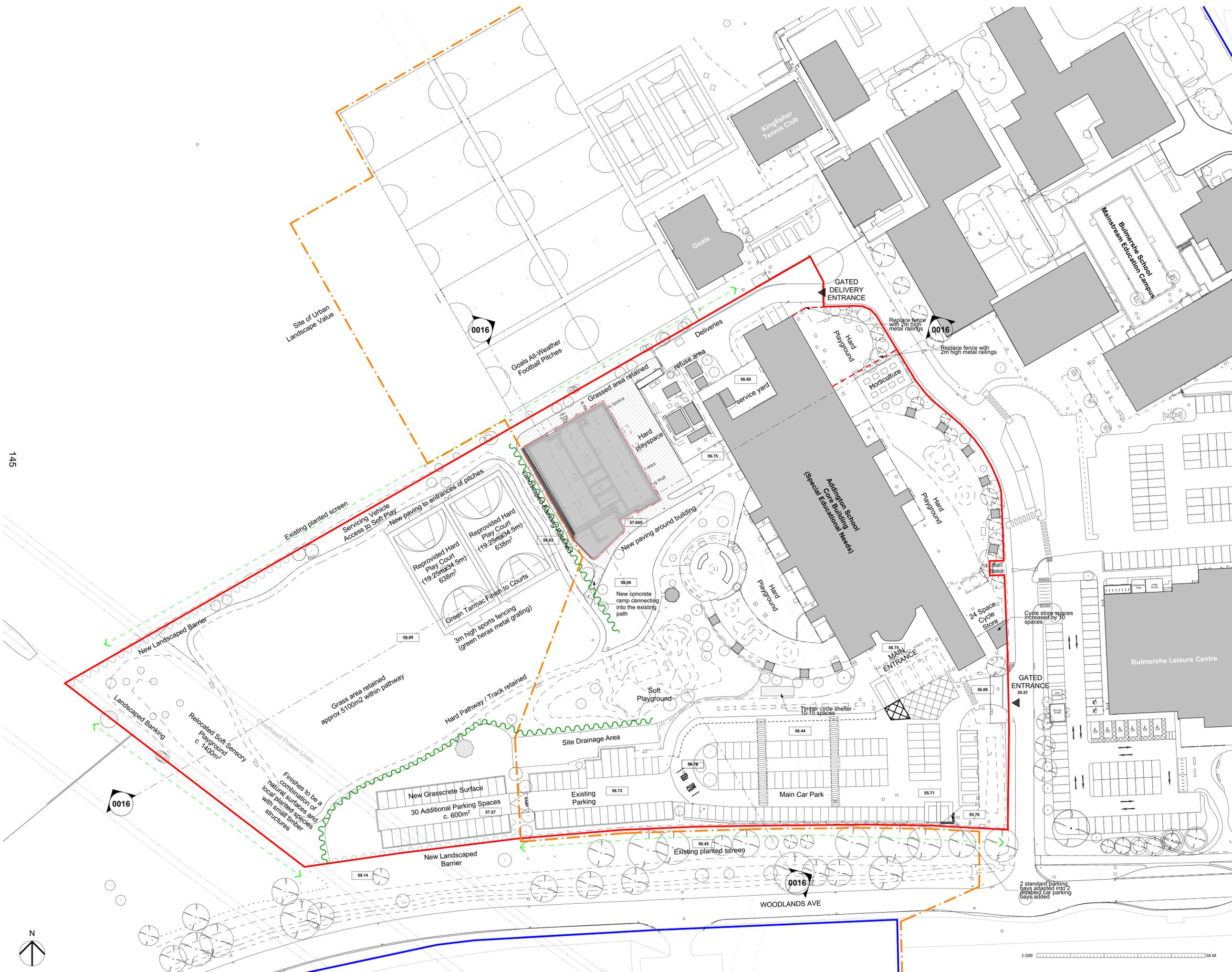
CONCLUSION

The full application is consistent with the principles and parameters established by the Council's adopted policies and guidance. It is considered that the application will deliver high quality school development in accordance with the Council' spatial strategy as well as BB104 standards. Having assessed the proposal and its environmental impacts and all other material considerations, it is considered the development is in accordance with policy and does not give rise to any impacts that cannot be overcome through the proposed mitigation and conditions. On this basis the proposal is considered acceptable and recommended for approval subject to conditions as outlined at the start of this report.

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Notes
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LEGEND	
	Proposed Site Boundary
	Site Ownership
	Indicates Existing Buildings
	Local Planning Policy: Site of Urban Landscape Value
	Location of gas main (incl. 3m exclusion zone)
	Location of grass banking
	Location of existing tree/vegetation screening
	Location of proposed development
	Denotes new MUGA pitches with 3.2m high welded mesh fencing
	Indicates new paving and hardstanding (playspace)
	Indicates existing trees to remain



Rev	Description	Date	By	Chk	Suitability
P7	ISSUED FOR PLANNING	17.05.19	RW		
P6	ISSUED FOR PLANNING	15.19	RW		

ADDINGTON SEN SCHOOL

WOKINGHAM BOROUGH COUNCIL

PROPOSED SITE PLAN

Drawing No. **ADS-HLM-A31-ALL-GA-SL-201002 P7**

Scale @ A1
 1:500
 Date 25/10/2018
 Drawn RW
 Checked HLM

HLM
 GROUND FLOOR
 46 LOMAN STREET
 LONDON
 SE1 0EH
 T: +44 (0) 20 7921 4800
 F: +44 (0) 20 7921 4850

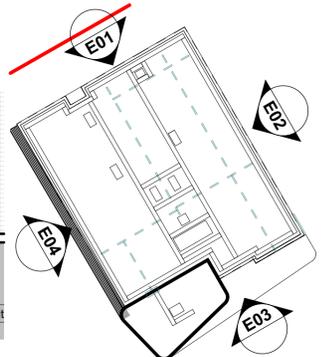
145



1:500 30 M

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E01 North Elevation 1:100

Key Plan: Proposed Building Elevations 1:500



- MATERIALS KEY**
- note for landscape materials and boundary treatments refer to landscape information.
- brickwork:**
 - type a) light grey brick in stretcher bond, light grey mortar.
 - type b) dark grey brick in stretcher bond.
 - feature timber effect cladding:**
 - type a) horizontal timber cladding - stained finish
 - type b) horizontal timber cladding - stained finish with hidden windows behind
 - flat roof:**
 - sheet membrane laid to nominal fall - grey finish.
 - flashings, fascias, soffits and rainwater goods in dark grey ppc finish.
 - external windows and doors:**
 - double glazed aluminum window unit, in grey PPC framed and capped
 - thermally broken with opening lights
 - all instances to have manifestation for Part M, privacy, shading & identity (design tbc)
 - ventilation louvers for passive & hybrid ventilation:**
 - type a) to window heads only, dark grey ppc finish to match windows.
 - type b) to window sides only, textured ppc finish to weathered steel effect.
 - canopy:**
 - entrance canopy finished with a timber fascia
 - solar shading:**
 - with dark grey ppc finish louvers with a timber clad fascia
 - copings:**
 - finished fully insulated PPC aluminum copings dark grey finish.
 - signage and artwork:**
 - individual metal lettering with ppc finishes to match school branding.
 - plan:**
 - double glazed aluminum door unit, in grey PPC framed and capped
 - integrated louvre panels within door unit for mechanical ventilation system

E02 East Elevation 1:100



Rev	Description	Date	By	Chk	Suitability
P5	ISSUED FOR PLANNING	2018.03.21	JK	RW	
P12	DRAFT PLANNING ISSUE	2018.11.19	RW	HLM	

Revisions

Project

ADDINGTON SEN SCHOOL

Client

WOKINGHAM BOROUGH COUNCIL

E03 South Elevation 1:100



Title

PROPOSED ELEVATIONS

Drawing No. _____ Revision _____

ADS-HLM-A31-ALL-ELV-SL-201008 P5

Scale @ A1 _____ Drawn _____

1:100 _____ RW

Date _____ Checked _____

25/10/2018 _____ HLM

E04 West Elevation 1:100

HLM

2ND FLOOR
 AILSA COURT
 1.21 WEST REGENT STREET
 GLASGOW
 G2 2SD

T: +44 (0) 141 226 8320
 F: +44 (0) 141 226 8350



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Notes
Check all dimensions on site. Do not scale from this drawing
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ZONE KEY

- Basic Teaching Area
- Large Spaces: Halls, Studios and Dining
- Learning Resource Areas
- Staff and Administration Areas
- Storage
- Ancillary
- Circulation + Plant
- Denotes rooftop above
- Denotes extract grille above



Rev.	Description	Date	By	Chk.	Suitability
P5	ISSUED FOR PLANNING	2018.03.21	JL	RW	
P12	DRAFT PLANNING ISSUE	2018.11.19	RW	HLM	

ADDINGTON SEN SCHOOL

Client
WOKINGHAM BOROUGH COUNCIL

PROPOSED GROUND FLOOR PLAN

Drawing No. Revision
ADS-HLM-A31-ALL-GA-GND-20100P5

Scale @ A1	Drawn
1:100	RW
Date	Checked
22/10/2018	HLM

HLM

2ND FLOOR
AILSA COURT
121 WEST REGENT STREET
GLASGOW
G2 2SD

T: +44 (0) 141 226 8320
F: +44 (0) 141 226 8350

1:100 10 M

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PLANNING REF : 190881
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 24/04/2019

COMMENTS:

The Committee considered the proposal and were pleased to see plans for the expansion of Addington School to enable the school to cater for more local children; however the Committee also wanted to continue to protect the Site of Urban Landscape Value (SU LV) between Woodley and Earley. The Committee felt that the main threat to the SULV came from the proposed car park extension, but that this would be well screened and the impact would be very small.

Following lengthy discussion, on balance the Committee did not object to the application.

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Agenda Item 11.

Application Number	Expiry Date	Parish	Ward
190455	Planning Performance Agreement	Barkham, Finchampstead, Swallowfield, Arborfield	Arborfield; Barkham; Finchampstead South; Swallowfield

Applicant	Bewley Homes Plc C/O Savills (Mr Stuart Garnett)
Site Address	Parcel X, Arborfield Garrison and adjoining land, RG2 9LN
Proposal	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access from the Primary School Access Road (PSAR), associated internal access roads, parking, landscaping and footpaths/cycleways relating to land at Parcel X.
Type	Reserved Matters
PS Category	7
Officer	Alex Thwaites
Reason for determination by committee	Major Application – SDL

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application relates to land off the Primary School Access Road (PSAR) which links onto Biggs Lane 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 70 dwellings, which represents phase eleven 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 eleventh 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 itself is located on the most western point of Biggs Lane where the junction with Langley Common Road is located. To the east of the site is the Primary School which, at the point of writing is currently under construction. To the north of the site is an area designated for future housing and to the south is Biggs Lane itself with existing residential properties on the southern side. The parcel is currently accessed off the Primary School Access Road, however eventually this road will loop round the northern section of the SDL and re-join Biggs Lane to the east. The topography of the site is relatively flat and the key physical features consist of the mature vegetation on the southern edge of the parcel which are to be retained. The masterplan has been designed in order to retain the mature vegetation as well as leaving space for screening of the properties.

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 and follows the parameters set out in the outline application. The development comprises of medium density residential units which are restricted at three 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.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original outline permission remain in force other than as expressly hereby varied.

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:

Parcel X Arborfield Drainage Statement Conditions 43-46 RevA
5941-01-T3 Drainage Layout
5941-02-T2 Levels Layout
5941-10-T3 Longitudinal Sections
5941-26-T2 Private Drive Construction Details
5941-40-T2 External Works
5941-60-T1 Proposed Service Margin
5941-91-P5 Refuse Tracking
5941-92-P5 Fire Tender Tracking
5941-93-P5 Private Car Tracking
5941-500-P2 Proposed Adoption Extents
19576-1-R2 - Equestrian Walk, Arborfield - Bewley Homes Plc - JS - 19041...
Adoptable Highway Lighting 25-04-19
JBA 18-357 AIA AR01 Rev B full
JBA 18-357 AMS AR02 Rev B full
Material Schedule (rev P6)
ML01 Materials Layout - (rev P4)
P18_1809_03C House Type Pack
P18-1809_07-2E-Apartment Block A Elevations
P18-1809_07-1D-Apartment Block A Floor Plans
P18-1809_07-3C-Apartment Block B Floor Plans
P18-1809_07-4E-Apartment Block B Elevations
P18-1809_07-5A Apartments Part M(2) Compliance
P18-1809_08B Streetscenes
P18-1809_08C Parking Strategy Plan
P18-1809_13C Arborfield DesignCompStatement
P18-1809-04Z Site Layout
P18-1809-04Z-2 Site Layout (Garden Sizes)
P18-1809_11 SLP
P18-1809-16B Enclosures Plan
P18-1809_17 Enclosures Details
Transport Statement - Equestrian Walk - Arborfield - Rev A
JBA 18-357-01 Detailed Soft Landscape Proposal for Plots Rev B
JBA 18-357-02 Detailed Soft Landscape Proposal for Plots Rev B
JBA 18-357-03 Detailed Soft Landscape Proposal for Plots Rev B

190213 Cover Letter Parcel X
190208 Planning Statement
190208 Statement on Planning Conditions
14558-BR-PXRev1MOLA Archaeology Evaluation Report -Parcel X
14558-BR-PXLetRev1MOLA Archaeology Evaluation Report Cover Letter -Parcel X
WSI EvalParcel Xv3
Construction Environmental Management plan
o CEMP Appendices A-E
o CEMP Appendix F
o CEMP Appendices G Parts 1 to 6
o CEMP Appendices H Parts 1 to 4
o CEMP Appendix J
o CEMP Appendices K-P
Parcel X Arborfield FRA Statement Conditions 39-42
Bewley Homes EquestrianWalk SCI
4279 - Arborfield Parcel X - Sustainability Statement - 10.01.19
Noise Statement - 19576-1-R1 - Equestrian Walk Arborfield - Bewley Homes Plc - JS –190205
JBA 18-357 Measured Works Schedule
Transport Statement - Equestrian Walk – Arborfield –Rev A
EIA and Addendums (CD)
AB-CEMP-01 – Arborfield Green CEMP off Primary School Road Rev A
JBA 18-357 ECO01 Ecology Walkover and Mitigation-Enhancement Strategy Rev A

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

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. Highway Construction Details

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

6. Car Parking Management Plan

No occupation of the dwellings using unallocated parking spaces, or those dwellings located on the Primary School Access Road (PSAR) shall commence until such time as a Parking Management Plan for the site has been submitted to and approved in writing by the LPA. The Plan shall include full details of:

- a) the parking restrictions for unallocated spaces provided for the flats;
- b) the proposed parking management along the PSAR to restrict on street parking and to include signage and enforcement arrangements.

Thereafter the car parking of the development shall only be operated in accordance with the details set out in the approved parking management plan.

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

7. Electric Vehicle Charging

Prior to commencement of development, 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 4 (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).

8. Cycle parking to be provided

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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.

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> <p>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</p>	Approved 02/04/2015

	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, bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land – ‘Phase Three’	Approved 23/11/2016
170686	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access	Approved 24/07/17

	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’	
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 22/01/2018
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 Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2) – ‘Phase Eight’	Approved 12/11/18

181982	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) – ‘Phase Nine’	Approved 19/11/2018
190737	Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for The construction of 111 dwellings and commercial floorspace(Use Classes A1/A2/D1/D2)to form a neighbourhood Centre, with access from Biggs Lane and Parcel U2, with associated internal access roads, parking, landscaping and open space, footpaths/ cycleways, and Sustainable Urban Drainage (SuDS.) – ‘Phase Ten’ (Resubmission of 182410; details not included due to similarity)	Approved 29/04/19

SUMMARY INFORMATION	
For Residential	
Site Area	1.8ha
Proposed units	70 units
Proposed density - dwellings/hectare	38 dwellings/hectare
Number of affordable units proposed	14 units
Previous land use	MOD use
Proposed parking spaces	135 (+ 24 garages not included towards parking provision)

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Berkshire Archaeology	No objection subject to conditions
Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No comments received
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No objection
WBC Drainage	No objection – conditions being dealt with under separate application. No objection to layout.
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection
WBC Highways	Objection due to visitor parking along Primary School Access Road [Officer Note:

WBC Tree & Landscape	<i>Discussed within Access and Movement section]</i> Comments received regarding layout, conditions suggested [Officer note: <i>Discussed in 'Masterplan – Landscape' section below]</i>
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received

REPRESENTATIONS	
Arborfield Parish	“The Parish Council has no comment to make on this application other than to express disappointment that, despite concerns raised previously, the 3 storey properties remain at the edge of the parcel facing the existing properties in Hill Road.” [Officer note: <i>during outline stage it was envisioned that the area adjacent to Biggs Lane would be higher density and the building would be taller in height in order to allow the lower density and smaller units to be located adjacent the countryside. The application is compliant with this]</i>
Finchampstead Parish	“No comment”
Barkham Parish	“Barkham Parish Council appreciated the meeting with Bewley Homes to discuss the plans and have no objections to the application”
Local Members	No comments received.
Neighbours	No comments received.

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
	CP18	Arborfield Garrison Strategic Development Location
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

Description of Development:

1. The proposal is a reserved matter application for 70 residential units, relating to outline application O/2014/2280 which was approved in April 2015.

Principle of Development:

2. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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:

- 8. The application site relates to an area of land within the Outline application that lies in a western point in the SDL adjacent to the Primary School Site and Biggs Lane. The application site, referred to as 'Parcel X' at outline, is immediately adjacent to the junction of Biggs Lane and Langley Common Road.
- 9. 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:

- 10. 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.
- 11. 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.
- 12. The table below shows a breakdown of the mix of dwelling types and units on the eleventh phase:

		Private	Affordable	Total
<i>Apts</i>	1 bed	0	2	2
	2 bed	12	8	20
<i>Houses</i>	2 bed	4	0	4
	3 bed	21	4	25
	4 bed	19	0	19
Total		56	14	70

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

Affordable and Specialist Housing:

- 14. 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
- 15. The application proposes 14 units of affordable housing on site which equates to 20% of the units which complies with what was agreed at outline. 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. Therefore the remaining 15% not provided on site is secured through a commuted sum. These units will be provided elsewhere by the Council, such as at Gorse Ride for example and therefore the onsite provision is considered acceptable.

Masterplan - Layout:

16. 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.

17. 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

18. 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.

19. 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.

20. 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.

21. 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 different character areas to the layout. 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. 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 X' to be *medium* density (27-37 d/ha) to the north and *high* density to the south (37-50 d/ha).
23. The overall density proposed by the application is 38 d/ha based on a 1.8ha developable area. The masterplan shows that the density would be higher in the south of the parcel and slightly lower to the north and this is compliant with the parameters approved at outline. 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 phases in the 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 such as '*Green Grid & Village Street* or *Courtyard & Lanes*' also helps provide variety throughout the site. In addition, there is diversity in the style of the dwellings achieved through detailing such as hanging tile on some house types and brick work details on others. This helps to provide a clear and legible neighbourhood.
26. Other phases of development on the Arborfield Garrison SDL included similar designs with a mixture of red/brown brick tones and predominantly red roof tiles which strongly reflects this character proposed while including design qualities of its own. A similar colour and material framework has been included within the Design and Access Statement to highlight legibility of the shift between predominantly red tones and lighter tones within the central area.
27. Whilst the proposal boasts a more traditional style within 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 and 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 while not replicating the homogenous design styles of other modern housing estates.

28. The overall 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 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 in the North West of the parcel and to the south of the proposed apartments. These mature trees and landscaping will help to soften the built development from the outset, as well as retaining the green corridor character to the north of the parcel.

31. It worth noting that this parcel forms a small segment of an overall landscape strategy. Under the outline application the site was designated for a residential use within quite a built up area, as the development is adjacent to the school and existing properties to the south. While the development is expected to be driven by Garden Village principles, it was also expected that this parcel would be mainly residential with the majority of green space being provided to the north within the green corridor that links into the linear park and wider open space (such as the SANG). Within the development however, more informal planting is proposed in the street scenes which does include trees and low level planting. 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.

32. Overall, 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 to the north. Equally, there is mature vegetation to the south of the parcel, along Biggs Lane, which disrupts views from the highway to the apartment buildings and planting is proposed along the remaining boundary with Biggs Lane. 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 – Conclusion:

33. 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.

34. 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:

35. The 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.
36. The site is located away from existing residential development on the north side of Biggs Lane and therefore the nearest neighbouring properties are located across the highway to the south of the site. 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:

37. 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.
38. 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:

39. 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.
40. *Private Amenity Space:* The Borough Design Guide sets a minimum garden depth of 11.0 metres. In terms of the submitted masterplan, the applicant has submitted a plan specifically highlighting the garden sizes within the development and from this it is clear that all but two of the units are compliant with WBC standards. These two units, plots 60 and 61 (private units), have a garden size of 10 metres which is one metre below standards. As this represents a very small proportion of the proposal, as whole this is considered to be acceptable. 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 surrounding development.
41. *Internal Space Standards:* 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 to 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:

42. The layout of the masterplans takes into account the security required for a residential scheme. For example the apartment buildings face unto Biggs Lane 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.

Sustainable Design and Construction:

43. 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.

44. 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:

45. The outline planning permission established the access points to the site 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.

46. The main site access onto the Primary School Access Road (PSAR), then onto Biggs Lane, 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:

47. 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 the Primary School Access Road (PSAR). The main accesses are located off the PSAR (off Biggs Lane) and this serves the properties as well as the apartments that have rear access.

48. The proposal has been designed in accordance to the street hierarchy detailed in the Northern Gateway design code, which allows the character areas that cover the site, to act as one the main streets in the development that links to Biggs Lane. The roads, at the entrance point, has been designed to be within the 5.5m category as well as including a service strip and footpath on either side.

49. 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:

50. 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.

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

	nos	ratio of 70
Total Unallocated (for flats)	21	0.30
Total Visitor	16	0.23
Total Allocated	98	1.40
Total Garages	24	0.34
Total Allocate & Garages	122	1.74
Total Unallocated, visitor, allocated & garages	159	2.27
Total Tandem Parking	32	0.46

52. The application proposes a total of 159 spaces for 70 dwellings (22 flats and 48 houses), of which 37 spaces unallocated or visitor spaces and 24 garages. If garages are excluded from the total then there are 135 spaces.

53. 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.

54. The Highway Officer has raised concerns regarding the location of some of the visitor spaces for this development along the PSAR / opposite the school. Highways have advised there should be 3 visitor spaces along the roadside to serve these properties and these would also help assist during drop-off time at the school although the school has its own parking. Given this is a proposed future bus route, they are concerned that vehicles may park on the PSAR causing obstruction. It should be noted that the current layout comprises enough parking spaces overall and is in accordance with the adopted standards, apart from the location of these visitor spaces. However officers consider that landscaping along the road frontage as proposed is more important consideration as they would be more visually attractive, adding to the character and appearance of the local area and streetscape and promotes the Garden Village Principles in accordance with the Supplementary Planning Document. Therefore in this instance officers consider the location of visitor spaces to the rear of these properties to be more appropriate than replacing street trees with hardstanding. Moreover should vehicles park along the roadside and cause

obstruction in the future, the road can be managed by the Council and parking restrictions imposed.

55. 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:

56. There are excellent connections to pedestrian and cycle routes, with the pedestrian and cycle route along PSAR and Biggs Lane which links to the previously approved flexi-pave bridleway that fronts Parcel O1. 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.

57. Given Parcel X is the eleventh phase of the wider Arborfield Garrison development it is acknowledged that permeability across the wider area remains reasonably 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. There will be a footway / cycleway linking the school with the retail units, part of which is constructed along Biggs Lane which also connects the site with SANG area.

Access and Movement – Cycle Storage:

58. 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 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.

59. Cycle parking is provided on site both within garages and sheds where there are no garages. Garages have minimum dimensions of 7.0 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:

60. 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 the PSAR and Biggs Lane as primary streets with bus stops being located in the area to the north of Parcel X. 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.

Flooding and Drainage:

61. Insert 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.

62. 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.
63. 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.
64. 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 X to accommodate the SUDS for this development which are incorporated into the highway drainage system.
65. 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.
text

Thames Basin Heaths Special Protection Area:

66. 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.
67. 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 is currently open and in use by existing residents.

Ecology:

68. 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:

69. 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.

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.

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PLANNING REF : 190455
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 15/05/2019

COMMENTS:

Barkham Parish Council have no comments on this application

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PLANNING REF : 190455
PROPERTY ADDRESS : Gorse Ride
:
: RG40 4ES
SUBMITTED BY : Cllr Roger Marshallsay Finchampstead Parish Council
DATE SUBMITTED : 31/05/2019

COMMENTS:
No comment

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PLANNING REF : 190455
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/03/2019

COMMENTS:

The Parish Council has no comment to make on this application other than to express disappointment that, despite concerns raised previously, the 3 storey properties remain at the edge of the parcel facing the existing properties in Hill Road.

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Agenda Item 12.

Application Number	Expiry Date	Parish	Ward
190618	20 June 2019	Earley	Hawkedon

Applicant	Kate Bessant of Reading Almshouses Charity
Site Address	Liberty of Earley House, Strand Way, Earley RG6 4EA
Proposal	Full application for the change of use from Aged Care Facility to residential (all affordable), the creation of six new apartments (36no flats in total) through conversion of part of existing communal areas, provision of communal lounge, managers officer and visitor room and the addition of 8no car park spaces
Type	Full
PS Category	1
Officer	Simon Taylor
Reason for determination by committee	Major application comprising of more than 10 dwellings

FOR CONSIDERATION BY	Planning Committee on Wednesday 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>Liberty of Earley House was constructed as a 30-room aged care home for the elderly in 1990 as part of the late 1980s development of residential housing in the area. The building was purchased by Reading Almshouses Charity in 2018 and all existing residents have since vacated the building.</p> <p>Reading Almshouses Charity is a not for profit organisation providing affordable accommodation for persons of good character, in need of accommodation and who have resided within 20 miles of Reading Town Centre (St Mary's Church, St Mary's Butts) for at least three years. Daily management is delegated by the charity to paid employees.</p> <p>Consistent with the operations of their two other almshouses in Whitley (44 flats) and Reading Town Centre (27 flats), the accommodation is unfurnished and the units are self-contained but there is a communal lounge (which can be used for social activities). Residents are expected to sign a licence requiring payment of a Monthly Maintenance Charge (MMC), which is no more than 80% of market rent. They are also required to give one month notice of departure and would not be asked to leave unless the MMC is not paid, they cannot live independently or they act in an antisocial manner.</p> <p>The subject application involves the internal refurbishment of the building, including the conversion of the existing 30 care rooms to self-contained studio and 1-bedroom flats and the conversion of existing meeting rooms, offices and kitchen to provide six additional self-contained flats as well as the retention of a lounge room, front office and communal laundry, six additional car spaces within the existing car park and provision of bin storage.</p> <p>The principle of the development is acceptable, including from a housing perspective and in terms of implications for traffic/parking and landscaping, with eight additional car parking spaces in the existing car parking accommodated with only minimal tree removal and replacement where removal is required. There are no additional adverse</p>

impacts upon neighbouring residents and the internal and external amenity afforded to residents within the development is acceptable. The application is recommended for approval, subject to the finalisation of a legal agreement to secure the operation of the almshouses as affordable housing and pre commencement Conditions 3-8 requiring additional details relating to landscaping, bin storage and collection, car parking, cycle parking, construction management and sound insulation.

PLANNING STATUS

- Major Development Location
- Thames Basin Heath Special Protection Area (7km buffer)
- Sand and gravel extraction consultation zone
- Flood Zone 1
- Non-classified road

RECOMMENDATION

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

- A. Completion of a legal agreement to secure the provision of 100% affordable housing, the limitation of single occupancy for some units and the use of the visitor room**
- B. Conditions and informatives:**

Conditions

1) Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2) Approved details

This permission is in respect of the floor plans numbered SY 3 and SY 4, both dated January 2019 and received by the local planning authority on 4 March 2019 and the block plan numbered SY 10C and car park plan numbered SY 18C, dated May 2019 and received 30 May 2019. 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.

3) Landscaping details

Prior to the commencement of the development hereby approved, details of landscaping, including replacement trees, shall be submitted to and approved in writing by the local planning authority. It is to include the planting of a minimum of

five trees as replacements for trees lost within the carpark and 1.0m hedging between the carpark and Units 15, 33 and 34 to limit headlight glare. The plan is to specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

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

Reason: To ensure adequate planting in the interests of visual amenity.

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

4) Bin storage and collection details

Prior to the commencement of the development hereby approved, details of bin storage and collection shall be submitted to and approved in writing by the local planning authority. This shall include elevations of the bin storage area, access routes from the front entrance and details of a kerbside collection area and arrangements for collection. The bin storage area and collection area shall be constructed in accordance with the approved details before the flats are occupied and permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development, to ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity and in the interests of a functional development, the character of the area, highway safety and convenience and the quality of the pedestrian environment.

Relevant policy: Core Strategy policy CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC04.

5) Car Parking Management Plan

No development shall commence until a Car Park Management Plan (CPMP) has been submitted and approved in writing by the local planning authority. As a minimum, the CPMP shall outline the provision of unallocated parking for all residents and the manager, methods of ensuring that the spaces remain unallocated and will remain in force for the life of the development and the implementation of signage outlining that the eight car spaces alongside the building (adjacent to Units 15, 33 and 34) are to be front in parking only. The CPMP shall be implemented before the flats are brought into use and retained in perpetuity.

Reason: To ensure adequate on-site parking provision in the interests of highway and pedestrian safety, convenience and amenity.

Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

6) Cycle and mobility parking details

Prior to the commencement of the development hereby approved, details of secure and covered bicycle and mobility scooter storage (with power) shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the storage has been provided in full accordance with the approved details, shall thereafter be retained in accordance with the approved details and shall remain available for the storage of cycles and mobility scooters at all times.

Reason: To ensure that secure weather-proof bicycle and mobility scooter parking facilities is provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

7) Construction method statement

Prior to the commencement of the development hereby approved, a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period and include, as a minimum, the following:

- a) the parking of vehicles of site operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials used in constructing the development
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) wheel washing facilities
- f) measures to control the emission of dust and dirt during construction
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

8) Sound insulation details

Prior to the commencement of the development hereby approved, a scheme for protecting the internal amenity of the bedrooms of Units 1, 32, 34 and 36 from the adjoining potentially intrusive noise sources shall be submitted to and approved by the local planning authority. All works which form part of the approved scheme shall be completed before the respective units are occupied.

Reason: To ensure satisfactory noise attenuation measures are installed.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

9) Hours of work

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.

10) Car parking

None of the units hereby permitted shall be occupied until the vehicle parking has been provided in accordance with the approved plans. The parking shall be permanently maintained and remain available for the parking of vehicles at all times.

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

11) Permeable surfacing

The additional hard surfacing within the car park and the pedestrian pathway along the western side of the building hereby approved 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 14 and Managing Development Delivery Local Plan policies CC09 and CC10.

12) Single occupancy units

Units 7, 9, 15, 23, 24, 30, 33, 34 and 36 as specified on the approved plans are to be let and occupied as single occupancy units only and maintained as such for the life of the development.

Reason: To protect the internal amenity afforded to occupants of these units.

Relevant policy: Technical housing standards – nationally described space standard, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB05.

13) Retention of trees and shrubs

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.

14) Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected on the shared vehicular access hereby permitted.

Reason: To assist in the integration of the development into character and community of the area.

Relevant policy: Core Strategy policies CP1 and CP3, and Borough Design Guide Supplementary Planning Document.

Informatives

1) Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated # June 2019, the obligations in which relate to this development.

2) Thames Water

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

3) Pre commencement conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4) Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning

application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

5) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

6) Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of addressing conflicts between existing trees and parking spaces. 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		
App Number	Proposal	Decision
23138 and 23139	Residential development (outline)	Approved 13 April 1985
34418	Residential care home for the elderly	Approved 28 June 1990
F/2011/1070	Extension to ground floor lounge	Approved 14 July 2011

SUMMARY INFORMATION	
Land use – existing	Aged care facility (Class C2)
Land use – proposed	Residential flats (Class C3)
Parking spaces – existing	16
Parking spaces – proposed	24
Number of units – existing	30 aged care units
Number of units – proposed	36 self-contained affordable housing units
Site area	0.55 hectares
Number of affordable units	36 (100%)
Density	65 dwellings per hectare

CONSULTATION RESPONSES	
WBC Highways	No objection, subject to pre commencement conditions requiring cycle and mobility storage, a Car parking Management Plan and a Construction Method Statement (Conditions 5-7).
WBC Trees and Landscaping	No objection to the revised car parking layout and compliance with the arboricultural details (Condition 3).
WBC Economic Prosperity and Place	Initial concerns are raised in relation to the demand for such facilities but no objection is raised.
WBC Drainage	No objection.
WBC Ecology	
WBC Cleaner and Greener	

Thames Water	No objections are raised as there is sufficient surface water network, foul water, water network and water treatment infrastructure capacity.
WBC Health and Wellbeing	No comments received.
WBC Education	
WBC Health	
Southern Gas Networks	
National Grid	
SSE Power Distribution	
Berkshire Fire Service	
Thames Valley Police	
NHS Wokingham	

REPRESENTATIONS	
Earley Parish Council	<p>Objections are raised on the grounds that the facility appears to be intended for people requiring care and due to inadequate car parking.</p> <p><u>Officer comment:</u> There are no objections in relation to the use and provision of on-site parking, as discussed in 'Principle of Development' and 'Access and Movement' respectively. A Car Parking Management Plan is also required by Condition 5. The units are self-contained and residents that require care will not be accommodated.</p>
Local Members	No comments received.
Neighbours	<p>Submissions were received from the following properties:</p> <ol style="list-style-type: none"> 1) 9 Strand Way, Earley RG6 4BU 2) 14 Strand Way, Earley RG6 4BU 3) 18 Strand Way, Earley RG6 4BU 4) 14 Regent Close, Earley RG6 4EZ <p>The submissions raised the following concerns:</p> <ul style="list-style-type: none"> • Unwarranted change of use • Unreliable data relating to a lack of need for care homes • Reading Council have demonstrated a lack of need <p><u>Officer comment:</u> The principle of the change of use is acceptable, as discussed in 'Principle of Development'.</p> <ul style="list-style-type: none"> • Lack of on-site parking <p><u>Officer comment:</u> There are no objections in relation to the provision of on-site parking, as discussed in 'Principle of Development' and 'Access and Movement' respectively. A Car Parking Management Plan is required by Condition 5.</p> <ul style="list-style-type: none"> • Traffic congestion and lack of road width leading to obstructions

	<p><u>Officer comment:</u> The Council's Highways Officer does not raise any objection on traffic grounds. Refer to 'Access and Movement'.</p> <ul style="list-style-type: none"> • Number of occupants has not been provided <p><u>Officer comment:</u> The number of occupants is not required to be specified but the units consist of studio spaces or one bedroom (which can be double occupancy). This results in a maximum resident population of 64 people.</p> <ul style="list-style-type: none"> • Lack of school places and GPs <p><u>Officer comment:</u> The application is not subject to a Community Infrastructure Levy because it involves the provision of affordable housing and is operated by a registered charity. Notwithstanding, the proposal is tailored to a localised population, which will lessen any pressure on existing services. Furthermore, the Council's Education Officer has been consulted and not raised any objection to the application.</p> <ul style="list-style-type: none"> • Wokingham Council has already outlined support <p><u>Officer comment:</u> The proposal was subject to a pre application where advice was sought and provided.</p> <ul style="list-style-type: none"> • Residents may have police records • Is not financially viable <p><u>Officer comment:</u> These are not relevant planning consideration although it is worth noting that residents are to be of good character (as determined by the charity) to be accepted into the accommodation.</p> <ul style="list-style-type: none"> • Some residents will be affiliated to the Church of England and over 55 years <p><u>Officer comment:</u> The building will be operated by Reading Almshouses Charity, who are entitled to place criteria on prospective tenants as part of the not for profit arrangements. It is understood that neither of the above requirements would be applied within this scheme. This is discussed in 'Principle of Development'.</p>
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APPLICANTS POINTS	
	<ul style="list-style-type: none"> • The existing care home is not financially viable • Liberty of Earley House represents a very good fit with the applicant's criteria, in terms of location and accommodation provided. Detailed accommodation surveys have demonstrated that the existing building can, with only minor internal modifications, • The Almshouses are not a nursing home or a care home, and residents must be capable of independent living

- All accommodation is made available at a subsidised rent, normally at 80% of the open market rent, although that is the maximum that is charged and some are lower depending on individual circumstances
- The Council's own research identifies a clear and present need for affordable housing within the Borough
- It is expected that the great majority of the residents that will occupy Liberty of Earley House will come from within Wokingham Borough area
- In terms of car parking, the existing Liberty of Earley House requires the provision of 15 unallocated parking spaces

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
	CP17	Housing Delivery
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable Energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB09	Residential Accommodation for Vulnerable Groups
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Other	BDG	Borough Design Guide Supplementary Planning Documents – Section 4
	AH SPD	Affordable Housing Supplementary Planning Document
	SSPD	Sustainable Design and Construction Supplementary Planning Document
	DCLG	National Internal Space Standards

PLANNING ISSUES
Description of Proposal
<p>1. The proposal, as amended, involves the following:</p> <ul style="list-style-type: none"> • Change of use of the existing 30-room residential care home (Class C2) to provide 36 x social affordable housing units (Class C3) in the form of five x studio units and 31 x 1-bedroom units

- Internal fit out and reconfiguration to suit, including the conversion of communal spaces, offices, meeting room and kitchen to accommodate six of the 36 flats (four on the ground floor and two on the first floor) as well as a new manager's office/reception area on the ground floor and new office and visitor room on the first floor
 - Retention of the existing lounge room for communal use
 - Enlargement of the existing car park by eight spaces to provide a total of 24 car spaces, including three disabled spaces
 - Associated landscaping and site works, including the removal of five trees and new bin storage
2. The development will be 100% affordable housing and residents will be subject to criteria enforced by Reading Almshouses Charity. Occupants will need to be:
- Of good character
 - In need (harassment, overcrowding, medial, social, financial)
 - Able to live independently
 - Resided within 20 miles of Reading Town Centre for not less than years during their life
 - There is no age restriction
3. The accommodation is made available at a maximum 80% of the open market rent (or lower depending upon circumstances) and this is to be secured by a legal agreement. A manager will manage the property and there is office space for this role but they will not live on site.

Site Description

4. The site is between Strand Way to the north and Cutbush Lane cycle/pedestrian pathway to the south. It comprises a 0.55 hectare site consisting of a two storey residential aged care facility with 30 units (with offices, kitchen and communal area) set amongst landscaped gardens along all four boundaries and parking fronting Strand Way. An adjacent vacant plot of land measuring 0.21 hectares adjoins to the east but the area forms part of and is surrounded by the wider residential development of the Lower Earley area dating from the late 1980s.

Principle of Development

5. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the Managing Development Delivery Local Plan 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.

Sustainability

6. Policy CC02 of the MDD sets out the development limits for each settlement and Policies CP1, CP6 and CP9 of the Core Strategy require that development be sustainable relative to the level of facilities, services and accessibility within the area and with a reduction in the need for travel and the promotion of sustainable transport.

7. The site is located within settlement limits within a major development location and there are numerous bus stops within 400m (No. 21 on Rushey Way and No. 19b on Cutbush Lane) providing good public transport links to Reading and two shopping centres including supermarkets within 750m walking distance at Lower Earley to the west and Earley to the east. The proposal is therefore acceptable in terms of being sustainably located and in accordance with the principles stated in the Core Strategy.

Change of Use (and Loss of Aged Care)

8. Policy TB09 of the MDD relates to the provision of residential accommodation for vulnerable groups, including extra care homes, dementia extra care, sheltered schemes and accommodation for those with disabilities.
9. The supporting documentation suggests that the existing aged care home, which is now vacant, has been financially unviable in recent years and the refurbishment of the building to allow the continued operation of the facility was not cost effective for the operators. This is partly because of a gradual reduction in occupancy over time, which has reinforced the financial issues but this would have allowed for a gradual rehousing of residents.
10. Prospective residents of the almshouses are required to demonstrate that they meet the defined needs set by Reading Almshouses Charity, whether it arises because of harassment, overcrowding, medical, social, financial or any other similar need. The units are to be self-contained and residents are to be independent. However, social gatherings are encouraged as part of the almshouse model and a communal lounge and laundry are proposed and the extensive gardens promotes this arrangement. There is no age restriction but residents must have lived within 20 miles of St Mary's Church, St Mary's Butts, Reading for at least three years in their lifetime. This covers the entire borough of Wokingham but would also overlap with other surrounding boroughs.
11. The Council's Housing Officer is supportive of the scheme and there is no in-principle objection to the proposed change of use from Class C2 to Class C3, subject to all units being provided as affordable housing with the same eligibility criteria. This is reinforced in the legal agreement. The application was also considered at the Council's Specialist Housing Group where concerns were raised about demonstrated need for such housing and that outside residents may impact upon the Council's adult social care budget.
12. The application was supported by a relatively broad Housing Needs Study which referred to the following:
 - The Council's Housing Strategy 2015-2018 refers to the need for additional affordable homes, additional accommodation for vulnerable people, the prevention of homelessness and enhancing tenant services
 - The subject application makes a sizeable contribution to the shortfall in affordable housing over the same period and it allows for care and support for vulnerable people (to live independently)
 - The affordable housing is outside of the Council's four Strategic Development Locations (SDLs) and is in marginal areas where there is

increased numbers of vulnerable people but sited with good access to services and facilities

13. It is agreed that the Council's Housing Strategy 2015-2018 notes that there is a broad over-supply of care homes, although aged care needs will require continuous monitoring to ensure that the right number and types of accommodation meets the growing needs of the aging population and that it is provided in the appropriate location. Concurrently, there is a continued acute need for affordable housing in the area and this is highlighted in the 2016 Berkshire Housing Market Assessment, which shows a need of 441 affordable homes (net) per annum. The Housing Strategy refers to the fact that there is a need to increase the supply of smaller properties suitable for young people, with a focus on social rented properties. The Council has demonstrated a robust supply of affordable housing in the past 12 months but requires ongoing delivery of affordable homes outside of that that is attached to the delivery of market homes within the Council's four SDLs.
14. The arguments put forward by the agent are supported. On balance, the loss of 30 partly substandard aged care places is outweighed by the benefits of providing 36 upgraded social affordable rented units because it addresses a greater community need. This is particularly appropriate as it is open to all ages, is outside of the SDLs where need/demand is greater and it is tailored to retain connections to the local area.
15. A visitor room is proposed on the first floor. However, it is intended only as overnight accommodation for a family member when the need arises. The applicant advises that it is not intended to be permanently occupied and the Council does not disagree with this statement and Condition 13 clarifies this point.
16. A resident submission opposes the scheme on the grounds that the Council has applied a contradictory approach to indicating that there is an excess of aged care homes in the area but is also constructing its own aged care facility at Shinfield. It also notes that Reading Council have expressed a lukewarm interest in the conversion of dwellings to Class C3 affordable housing.
17. In response, the subject building is substandard and cannot demonstrate viability whereas the Council's analysis has indicated that there is demand for modernised aged care in Shinfield. Furthermore, Wokingham Council has undertaken its own housing study and despite the close proximity, there may be differences in aged care requirements that have brought about different demand. An assessment of the subject application indicates that there is justification for this scheme.

Density

18. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character.
19. The average density of the surrounding area is approximately 25-35 dwellings per hectare, mostly in the form of semi-detached and detached dwellings. The existing Liberty of Earley House is broadly consistent with this at 55 bedrooms per hectare.

Character of the Area

20. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. The proposed works are limited to the internal reconfiguration of the building and minor fenestration changes. As there are no changes to the footprint or built form, there are no objections.
21. P2 of the Borough Design Guide SPD seeks to ensure that parking is provided in a manner that is compatible with the local character. There is a positive landscape character of the existing Liberty of Earley House site and the revisions made to the scheme achieve an appropriate balance between providing additional parking and retaining the landscape setting of the site, subject to additional tree plantings in Condition 3.
22. R20 of the SPD requires consideration of external elements including the bin storage and cycle storage. There are no objections to the proposed bin store forward of the building, which is a relocation of the existing bin store adjacent to the main entrance. Elevations have not been provided for the bin storage area but it remains subject to pre commencement Condition 4, which will ensure that it is sympathetically designed. Similarly, cycle storage is subject to pre commencement Condition 6.
23. Permitted development rights have been restricted in Condition 14 in relation to the provision of gates at the main entrance in order to retain the openness of the site.

Dwelling Mix

24. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling type and tenure for affordable housing schemes. The appropriate mix for a 36 unit, 100% affordable housing development would ordinarily be 7 x 1-bedroom flats (20%), 16 x 2-bedroom flats (45%), 7 x 3-bedroom flats (20%) and 6 x 4-bedroom houses (15%).
25. The proposal has a mix of 14% studio and 86% one bedroom, which is a clear departure. However, it is acknowledged that the proposal is not for profit, intended as an almshouse arrangement, directed at a particular market and involves the refit and refurbishment of the existing accommodation layout within the existing building and on balance, the proposal represents an appropriate outcome.

Housing Amenity

Internal amenity

26. Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity. In accordance with the Technical housing standards, a minimum standard of 37-50m² applies, dependent upon whether the unit is single or double occupancy. The main bedrooms should

also have a minimum area of 11.5m² and living spaces should have a minimum area of 23m². There should also be provision for storage.

27. Unit 8 is compliant in terms of internal floor area and bedroom area. The remaining units are deficient with the minimum standard for double occupancy units. 28 of 36 units have a floor area of 44-45m², which is a departure of 4-5m² or 10%. The remaining seven units are studio units and have a floor area of 31-33m². Given the open plan layout and smaller size of these units, Condition 12 limits these units to single occupancy to ensure a minimum level of amenity to occupants of these units. In doing so, the departure is 4-6m² or 11-16%. The same requirement is applied to the proposed Units 34 and 36, which at 42m² in area, are particularly undersized.

Unit	New or existing	Floor Area	Bed-room	Living Area	Unit	New or existing	Floor Area	Bed-room	Living Area
1	Existing	45m ²	12.4m ²	17.2m ²	19	Existing	44m ²	14m ²	16.4m ²
2	Existing	44m ²	14m ²	16.4m ²	20	Existing	44m ²	14m ²	16.4m ²
3	Existing	44m ²	14m ²	16.4m ²	21	Existing	44m ²	14m ²	16.4m ²
4	Existing	44m ²	14m ²	16.4m ²	22	Existing	44m ²	14m ²	16.4m ²
5	Existing	44m ²	14m ²	16.4m ²	23	Existing	32m ²	19m ²	(studio)
6	Existing	44m ²	14m ²	16.4m ²	24	Existing	31m ²	18m ²	(studio)
7	Existing	32m ²	20m ²	(studio)	25	Existing	44m ²	14m ²	16.4m ²
8	New	52m ²	18m ²	19m ²	26	Existing	44m ²	14m ²	16.4m ²
9	Existing	32m ²	20m ²	(studio)	27	Existing	44m ²	14m ²	16.4m ²
10	Existing	44m ²	14m ²	16.4m ²	28	Existing	44m ²	14m ²	16.4m ²
11	Existing	44m ²	14m ²	16.4m ²	29	Existing	44m ²	14m ²	16.4m ²
12	Existing	44m ²	14m ²	16.4m ²	30	Existing	31m ²	13m ²	18m ²
13	Existing	44m ²	14m ²	16.4m ²	31	New	44m ²	12m ²	16m ²
14	Existing	44m ²	14m ²	16.4m ²	32	New	44m ²	11.5m ²	17m ²
15	Existing	31m ²	18m ²	(studio)	33	New	33m ²	10.2m ²	14.2m ²
16	Existing	44m ²	12m ²	16m ²	34	New	42m ²	11.5m ²	16m ²
17	Existing	45m ²	13m ²	17.3m ²	35	New	44m ²	12.5m ²	16.3m ²
18	Existing	44m ²	14m ²	16.4m ²	36	New	42m ²	10.5m ²	16.8m ²

28. Of the 36 units, 29 units will be refitted with no change to the dimensions of the existing care units. On this basis and when noting that the not for profit and affordable nature of the proposal, there is some dispensation in the consideration of internal floor area.
29. Even then, all but two of the units (units 33 and 36) have compliant bedroom sizes and all units have a sufficiently sized and appropriately proportioned living room (in addition to a kitchen) that is capable of accommodating a lounge and dining table. Each unit is also complemented by an indoor communal lounge and expansive outdoor garden areas, which would offset any potential internal shortfall.
30. The visitor room on the first floor has a floor area of 22m². However, it is only intended as overnight accommodation for a family member when the need arises, much like a hotel room. It is not self contained and contains only a shower room. As such, the size of the room is appropriate for its intended use.
31. On balance, the units are of adequate dimensions and there are no in-principle objections to the departures specified above.
32. R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. Almost all of

the dwellings within the existing building are afforded good internal amenity, with an outlook and access to sunlight via the internal courtyard or the outside elevations. Even the existing bedsits on the north eastern and north western corners are dual aspect and afforded a good outlook and access to morning and afternoon sunlight. On this basis, adequate amenity is maintained and further offsets the shortfalls in internal floor area.

External space

33. R16 of the SPD stipulates that each unit should have amenity space and it should retain and protect privacy, benefit from sunlight and be able to accommodate 2–4 chairs and a small table.
34. The proposal will retain the communal landscaped gardens with soft and hard landscaping for use by residents, including a central courtyard garden measuring about 700m² and 14m wide gardens along the side and rear of the building. In addition, the ground floor units have doors leading onto an area of semi-private open space, which is delineated by low hedging. There are also Juliette balconies to the first floor units and one communal balcony to the street elevation. On balance, the proposal achieves a satisfactory outdoor environment for residents, particularly given the desire of the charity to promote social interaction between residents.

Residential Amenities

Overlooking

35. R15 of the SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear and 10m to the street. R23 of the SPD notes that the side walls must not contain windows, especially at first floor level.
36. As the proposal involves the refit of the existing building, there are no real additional overlooking concerns. There are no new windows to the side elevations nor is there any real overlooking with dense screening to the west and an undeveloped site to the east. Within the development, the room configurations remain unchanged with the new units located where no new unreasonable sightlines are introduced.

Light and Dominance

37. With no change to the building envelope and only modest bin and cycle storage enclosures forming part of the application, there are no perceived issues with the retention of sunlight or daylight or any dominance to surrounding residents.

Light Pollution

38. The conversion of the ground floor offices and meeting room to residential accommodation introduces the potential for headlight glare affecting the occupants of Units 33 and 34. As part of the landscape plan in Condition 3, hedging will be required along the edge of the carpark will be required to limit light spill.

Air Pollution

39. The conversion of the ground floor offices and meeting room to residential accommodation also poses air pollution concerns to the living room and bedroom on Units 33 and 34 from the parking spaces immediately alongside. As part of the Car Park Management Plan in Condition 5, signage will need to be affixed to the building ensuring that residents are aware that they must park front to kerb to reduce exhaust fumes to these windows.

Noise pollution

40. Policy CC06 and Appendix 1 of the MDD requires that development protect noise sensitive receptors from noise impact. When noting that there are some similarities in the change of use from aged care home to almshouses and the limitations imposed in Condition 12 that eight of the units are to be single occupancy, the increase in population density is not unreasonable and there are no in-principle objections in terms of any noise disturbance to surrounding properties.
41. Given the nature of the existing aged care home where the units are orientated to open onto the internal communal courtyard, there is a degree of communal living and daily interaction between residents. With its change of use to Class C3 self-contained units, it is envisaged that there will be reduced demand for the communal facilities, there is not envisaged to be an unreasonable outcome on noise disturbance grounds within the complex and between units.
42. Internally, high noise sources such as bathrooms, kitchens and utility spaces remain grouped or stacked together to avoid the adverse transmission of noise within and between units. The only exceptions are the bedroom of Unit 1 is alongside the communal laundry room, the bedrooms of Units 34 and 36 are alongside the lift shaft and the bedroom of Unit 32 is alongside the communal lounge room. Given that existing walls will be retained in each case, Condition 8 requires additional details of acoustic insulation to ensure that there is no adverse noise transmission to the sleeping areas of these units. This could include a limitation in the hours of use of the laundry and communal lounge.

Access and Movement

Car Parking

43. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. In this case, a total of 18 unallocated spaces are required for the 36 unit development, applied at a rate of 0.5 space per unit. There is no requirement for visitor parking although a small visitor room is proposed on the first floor which would, in theory, necessitate an additional 0.5 space. Parking would also be required for the manager's office, although he does not reside on site and it is not proposed that they would work full time.
44. The revised plans indicate a total of 24 car spaces, with all spaces being unallocated except for one manager space. The proposal therefore accords with the minimum requirements. However, because there are fewer spaces than units

and as the manager space will only be occupied intermittently, it would be appropriate in the circumstances to ensure that this space is made unallocated.

45. Independent of any numerical compliance, the provision of parking is considered to be acceptable on account of its accessible location close to local retail facilities and public transport and given its use as almshouses. As a comparison, the existing building comprises 30 x 2-habitable room flats and would require one space per staff member and 10 visitor spaces, which is comparable to the proposed arrangement.
46. P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m and compliance is achieved. Three of the bays have a width of 3.6m for disabled use, which is in accordance with the requirement of two bays + 3% as outlined in Policy CC07.
47. No EV charging facilities are proposed but given the nature of the development as affordable housing and because it is operated in a not for profit arrangement, requiring the provision of charging facilities is considered unnecessary.

Cycle and Mobility Parking

48. Policy CC07 and Appendix 2 of the MDD stipulates minimum cycle parking standards and P2 and P3 of the SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene. A total of 36 spaces are required. No cycle facilities have been provided but the Planning Statement accepts a pre commencement condition, which is applied by Condition 6.
49. Provision of secure and covered mobility scooter storage with power has also been recommended by the Council's Highways Officer. This would only be appropriate if there was an age limited occupancy restriction. However, there is some merit in this approach and is therefore subject to future agreement as part of the same pre commencement condition.

Access and Manoeuvring

50. There is an existing access onto Strand Way, which is of acceptable width. Circulation space within the carpark is also satisfactory for safe manoeuvring.

Traffic Generation

51. The proposal involves a modest increase in car parking spaces (eight) and the Council's Highways Officer is satisfied that it is unlikely that the proposal would have an adverse impact on the highway network.

Construction Management

52. A construction method statement is required by Condition 7 to ensure that there is sufficient on-site parking and no adverse interruption to residential traffic movements.

Landscaping and Trees

53. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
54. There are a number of areas of open space close to the site and the residential area has front gardens and verges that are landscaped. The subject site is well landscaped to the front with many flowering trees adjacent to the footway and attractive Birch trees that lead into the site.
55. The Council's Trees Officer has reviewed the revised scheme and raises no in principle objection.
56. The landscaped gardens that make up the majority of the site will be retained in their current form and these are a positive asset to the landscaped setting of the site.
57. The extensions to the carpark will necessitate the removal of five trees in total – one at the eastern end of the carpark and four at the western end. These trees provide a setting for the building, enhance the landscape character and provide a pleasant street frontage. However, they are also relatively modest specimens in relation to other trees on the site and are to be replaced in their immediate vicinity as part of a landscape plan required by Condition 3 and this will reinstate the existing landscape character of the site within a few years of planting.
58. The more significant trees lining the front boundary with Strand Way will be retained, including Trees 1 and 2 in the north western corner, with the car park layout amended to accommodate the retention of these trees. The existing landscaping within the car park, which allows for a breaking up of the hard paving and enhances the building, will also be retained as part of the most recent revisions.

Ecology

59. There are no ecology concerns with the application.

Building Sustainability

60. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change. The development would be detailed to comply with the Building Regulations and Level 4 of the Code for Sustainable Homes and in this respect, no objection is raised.
61. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of 10+ dwellings or in excess of 1000m². Given the development involves a change

of use where it involves the refitting of the existing building with no additional building footprint, it is not feasible or appropriate to implement Policy CC05.

Accessibility

62. Policy CP2 of the CS seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons and the disabled. The existing building most recently operated as a care home and includes lift access to the first floor. There are no issues of accessibility.

Boundary Treatments

63. Fencing is retained unchanged, including boundary hedging.

Waste Storage

64. Policy CC04 of the MDD requires adequate internal storage within each unit, external storage for the segregation of waste, recycling, composting and garden waste as well as appropriate collection facilities.
65. Given the change of use from care home to self-contained units, it is possible that additional waste generation will occur. A bin storage area with a footprint of 40m² has been provided on the eastern side of the extended car park but no elevations have been provided nor is there any detail of access thereto. Furthermore, there is no collection area or details of collection arrangements.
66. The storage area appears to be of sufficient dimensions to accommodate in excess of 10 x 360 litre wheeled bins, 55L recycling boxes or 10 x 240 litre recycling bins and bins for composting and garden waste, which is sufficient for the proposed development. However, in the absence of collection and access details and because of a need to ensure that there is no adverse harm to the character of the street, Condition 4 requires further details.

Flooding and Drainage

67. Policy CC09 of the MDD requires consideration of flood risk from historic flooding whilst Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow.
68. The site and access thereto is within Flood Zone 1 and the proposal is acceptable in principle. R23 of the Borough Design Guide SPD notes that parking spaces in front gardens must be paved with permeable surfaces to avoid any increase in surface water run-off and should include for soft landscaping. This is applied by Condition 11.

Environmental Health

69. There are no known contamination issues on the sites or surrounding area and with minimal building works, which are internal only, there are also no construction related issues.

Affordable Housing

70. Policy CP5 of the CS, Policy TB05 of the MDD and the Affordable Housing SPD specify an affordable housing rate of 35% for any development on 0.16 hectares or larger or 10 or more units. As such, 11 units are required to be made affordable. As the development is 100% affordable and capped rent at 80% of market rate in perpetuity, no objection is raised
71. The affordable housing units meet the national space standards and would need to be built to Homes and Communities Agency Design and Quality Standards and designed to meet the Building Regulation M4.2 (access to and Use of Buildings). Given the existing building operated as a care home, there are no concerns on these grounds.

Community Infrastructure Levy

72. CIL is not payable where the application relates to a charity or where it involves 100% affordable housing. The proposal meets both criteria.

Thames Basin Heaths Special Protection Area

73. Policy CP8 of the CS states that development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA) and it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.
74. The subject property is located within 7km of the TBH SPA and an Appropriate Assessment is required where there is a net increase of 50 dwellings or more. Only 36 new dwellings are proposed and the net increase in residential population on this site is minimal such that there are no foreseeable obligations with respect to Policy CP8.

Employment Skills Plan

75. Policy TB12 of the MDD requires the submission of an employment skills plan (ESP) with a supporting method statement for all major development planning applications. ESPs are worked out using the Construction Industry Training Board (CITB) benchmarks which are based on the value of construction
76. The value of the construction for this pre application is calculated by multiplying the gross internal floor space of the proposed new building by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS. The proposal involves only minimal internal building works and no additional floor space and the total build cost is below the threshold of £1 million where an Employment Skills Plan would be required.

CONCLUSION

77. The proposal involves minor building works to refit the existing building and addresses the ongoing shortage of affordable housing within the borough. A compliant amount of on-site car parking is provided, the landscape character of the site is retained and there are no adverse neighbour impacts. It is acceptable in

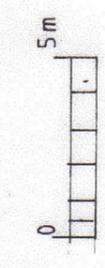
principle, subject to conditions and is recommended for approval, subject to the completion of a legal agreement.

PLANNING REF : 190618
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 11/04/2019

COMMENTS:

Councillors carefully considered this application but requested that it be refused and that the use class remain as C2 Care Home rather than be changed to C3a) General Residential. It was felt that the detailed proposal put forward appeared to be intended for those who required care. Councillors also noted that if the class use changed to C3a) the current parking arrangements were not sufficient for open market housing in Lower Earley.

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Change of use of Liberty House,
Strand Way, Lower Earley, RG6 4EA
for Reading Almshouse Charity

Ground Floor
Proposal

1:200

Jan 2019

"A" JAN 19 LAUNDRY ADDED.

Matt Andrews
Architect
24 Northcourt Avenue
Reading RG2 7HA
Berkshire

SY 3

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Change of use of Liberty House,
 Strand Way, Lower Earley RG 6 4EA
 for Reading Almshouse Charity.

First Floor
 Proposal

1:200

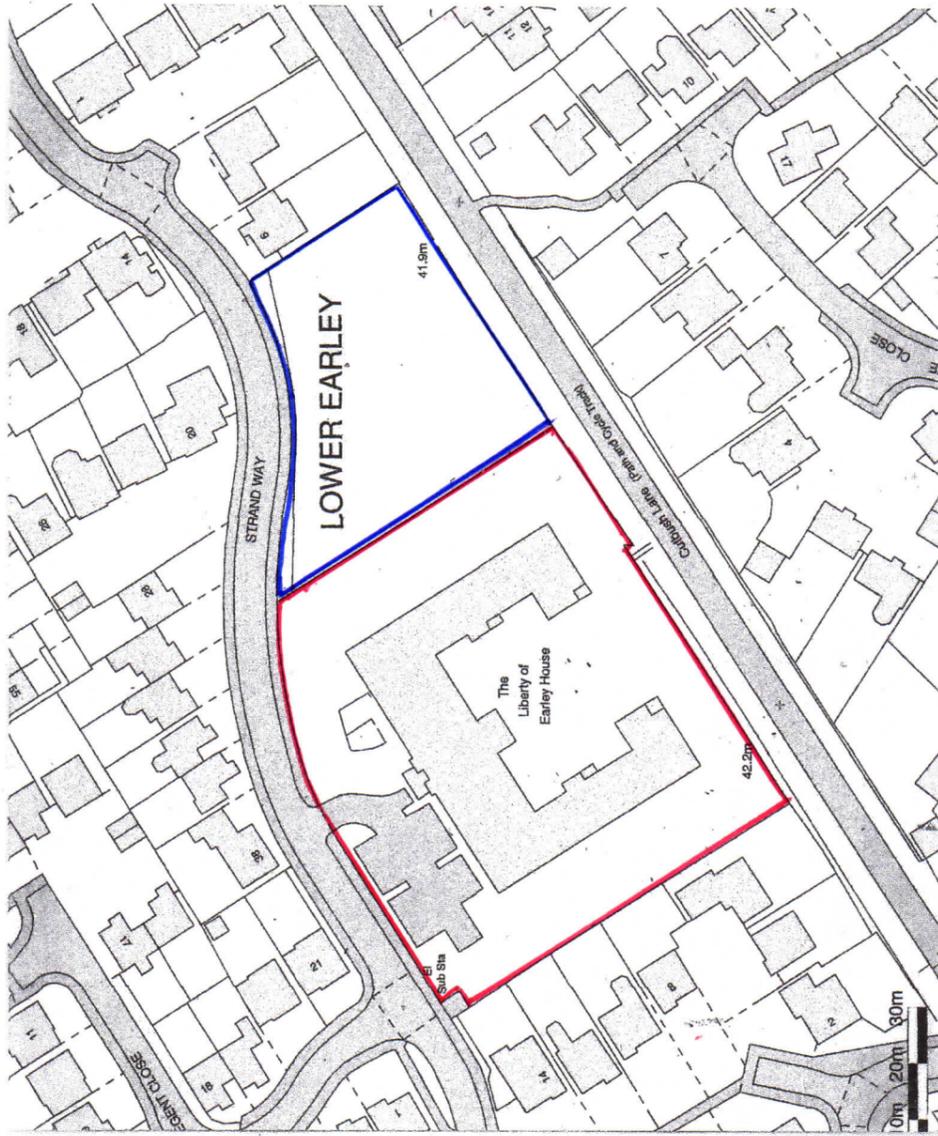
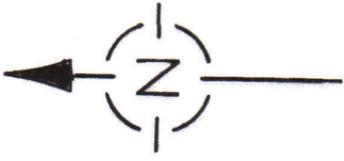
Jan. 2019

Matt Andrews
 Architect
 24 Northcourt Avenue
 Reading RG2 7HA
 Berkshire

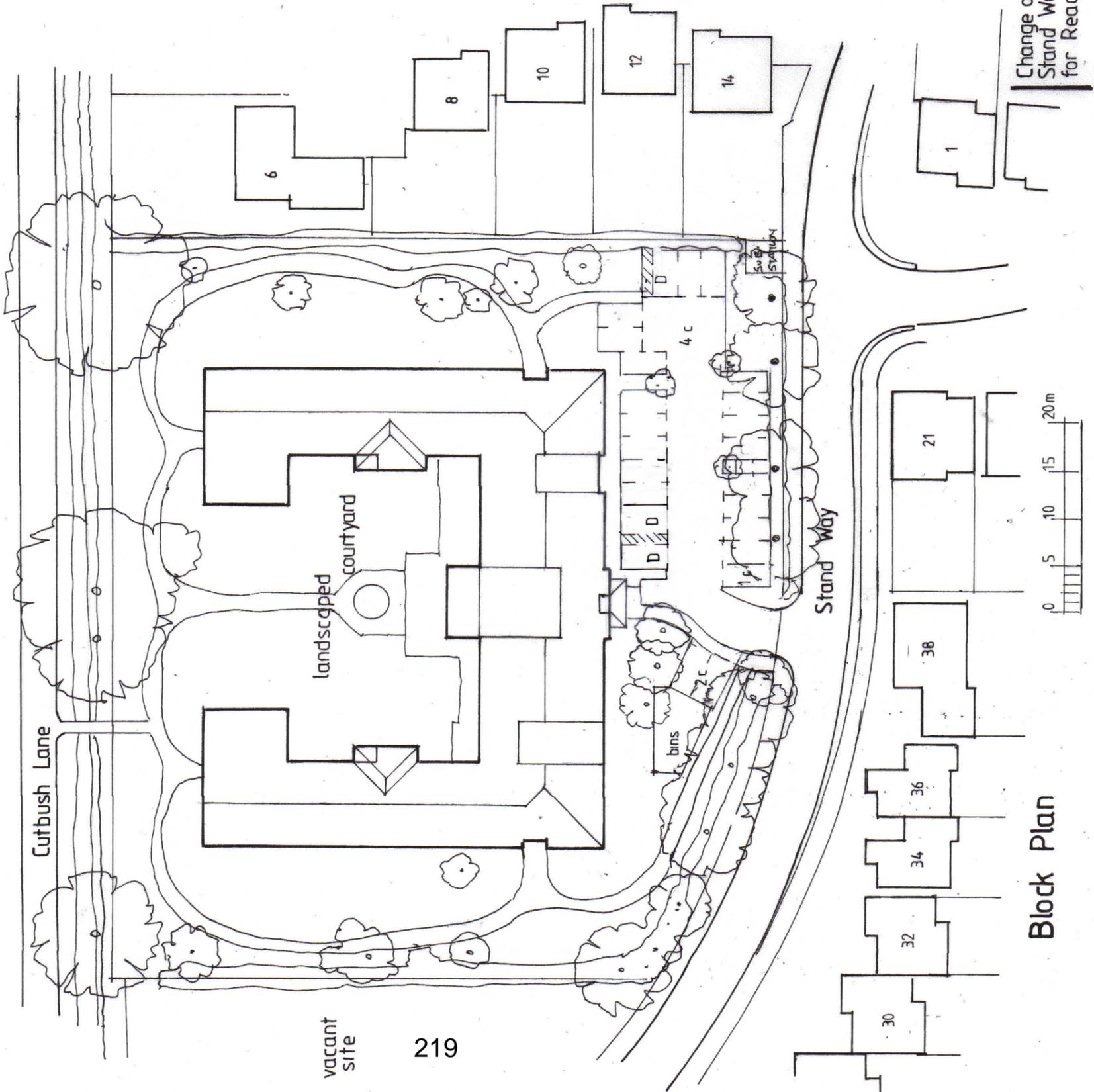
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Location Plan 1:1250



Block Plan

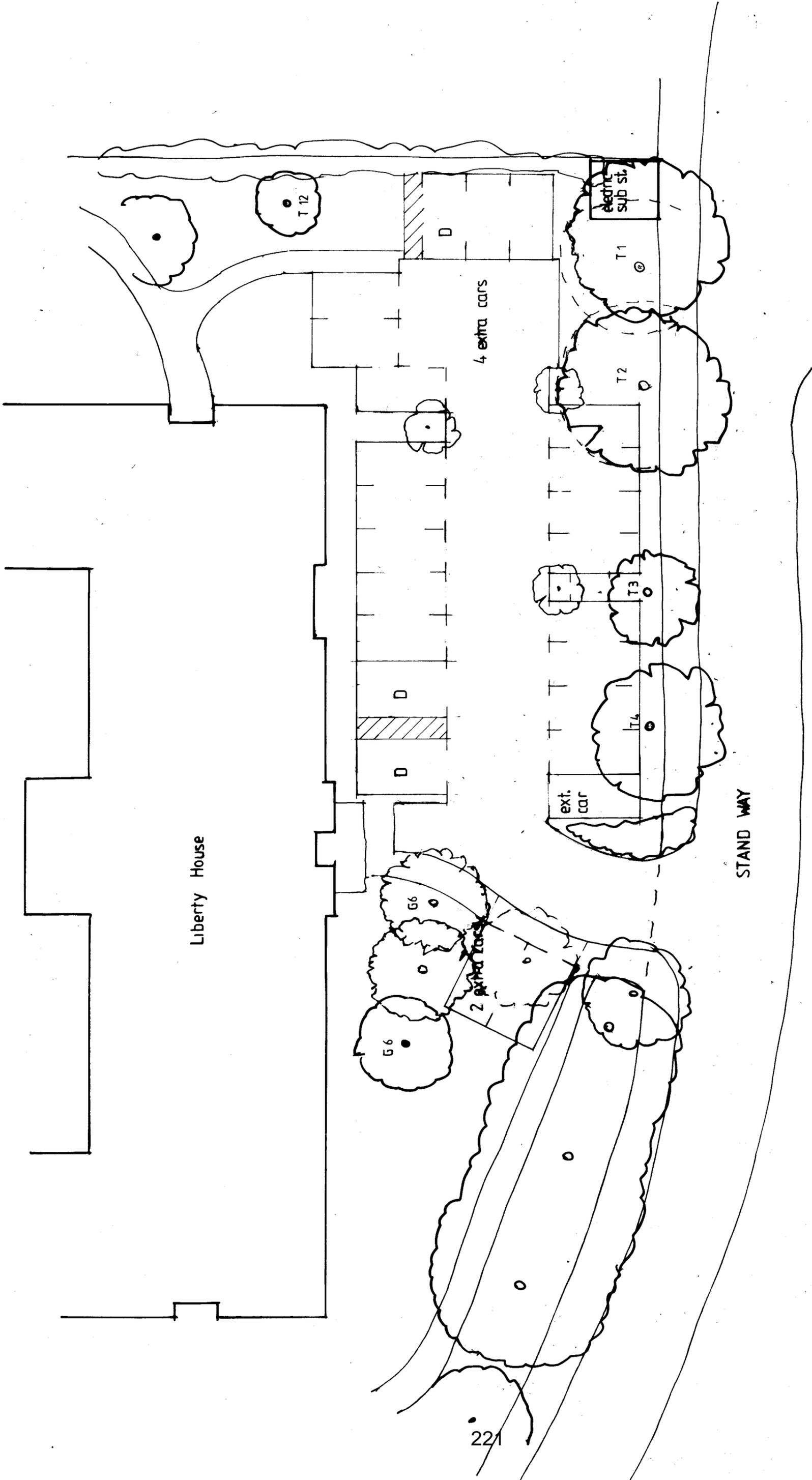
Change of use of Liberty House,
Stand Way, Lower Earley RG6 4EA.
for Reading Almshouse Charity

1:500
+1250
Feb 2019

Matt Andrews
Architect
24 Northcourt Avenue
Reading RG2 7HA
Berkshire
SY 10 C

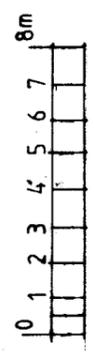
"C" MAY 2019 DISABLED SPACES CHANGED.
"B" MAY 2019 FURTHER CAR PARK MODS.
"A" MAY 2019 CAR LAYOUT MODIFIED.

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Liberty House

221



"C" MAY 19 DISABLED SPACES CHANGED
 "B" MAY 19 EXTRA SPACE + DISABLED SPACES
 "A" MAY 19 CAR PARKING/TREES CHANGED

Matt Andrews
 Architect
 24 Northcourt Avenue
 Reading RG2 7HA
 Berkshire

1:200
 May 2019

Car Parking
 Layout

Change of use of Liberty House,
 Stand Way, Lower Earley RG6 4EA.
 for Reading Almshouse Charity.

SY 18 C

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Agenda Item 13.

Application Number	Expiry Date	Parish	Ward
190673	13 June 2019	Wokingham Town	Wescott

Applicant	Mr Norman Patterson
Site Address	Luckley House School, Luckley Road, Wokingham RG40 3EU
Proposal	Full application for the proposed construction of a reduced size multi-use synthetic turf sports pitch with a 3m-4.5m high fence and 6no 12m column floodlights
Type	Full
PS Category	18
Officer	Simon Taylor
Reason for determination by committee	Listed by Councillor Cllr Julian Sumner (Ward Member for Westcott)

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

ADDITIONAL ASSESSMENT
<p>Summary</p> <ol style="list-style-type: none"> Luckley House School is a coeducational independent secondary school with day and boarding pupils from 11-18 years old. The proposal seeks to install a multi-use games area (MUGA) at the southern end of the campus. It will be constructed with a synthetic turf playing surface and dimensions of 80m x 50m and located within the existing turf playing fields and multi-purpose tennis and netball courts. It is to be used as an undersized hockey and football field but will also accommodate tennis courts. It will also comprise 3.0m fencing (with a rebounding surface) around the perimeter of the field and six x 12m high floodlights enabling morning and evening use to 9pm (and 8pm on weekends and bank holidays). It is intended to be made available for use by the public. The primary issues relate to noise disturbance and light spillage to surrounding residents. Unacceptable impacts upon traffic and harm to existing wildlife and habitat were also noted in numerous submissions. An officer report was tabled to the Planning Committee on 9 May 2019 with a recommendation for approval but with conditions relating to drainage, a Construction Management Plan, Maintenance Scheme, Noise management scheme, biodiversity measures, limiting the use until 9pm on weekdays (and 8pm on weekends) and the lighting to earlier times, protection of trees and a Community Use Agreement. The application was deferred from the Planning Committee and was resolved as follows: <p style="text-align: center;"><i>That application 190673 be deferred, in order that clarification of separation distances be provided, the executive summary of the noise impact assessment be provided, Sport England's involvement relating to the requirements of the usage of</i></p>

the site (such as hours of use) be clarified and clarification of which activities are proposed to be carried out on site be provided.

Separation distances

5. There was some dispute raised by residents about the separation distances to neighbouring properties to the west and east. Firstly, the figures in the summary in the original officer report relating to separation distances to properties in Denby Close and Luckley Wood are broadly accurate. However, the figures in paragraph 22 of the report have been inadvertently swapped.
6. The distances have been rechecked using the site plan and using the Council's mapping system. To the closest property to the west (8 Denby Close), it is 52m to the boundary and 60m to the rear elevation of the dwelling. To the closest property to the east (33 Luckley Wood), it is 88m to the rear boundary and about 99m to the rear elevation. The rear elevations of 32 and 34 Luckley Wood are of a similar distance. There is woodland between the MUGA pitch and properties in Luckley Wood.



7. In addition to the above, there is a pathway leading from the carpark and sports hall. At its most westerly point, it will be 42m from the rear boundary of the new property on Plot 3 at the rear of 186 Finchampstead Road and about 65m from the rear elevation of the dwelling although at 62m, the dwelling at 7 Denby Close is closer.
8. It is reinforced that the separation distances are acceptable on neighbour amenity grounds, including visual and acoustic privacy and light spillage or glow, as detailed in paragraphs 21-48 of the original officer report.

Noise Impact Assessment

9. A summary of the Noise Impact Assessment with the planning application is contained in paragraphs 33-36 of the original officer report. The full report is contained as Appendix 2 and the summary from the report is as follows:

A Noise Impact Assessment has been conducted for a proposed Multi-Use Game Area (MUGA) at Luckley House School, Luckley Rd, Wokingham RG40 3EU. This was to quantify the sound levels likely to generated by the facility,

establish their associated impact on the neighbouring residential receptors and to propose mitigation measures to control noise.

Guidance for the assessment has been drawn from 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' – [Sport England 2015], which specifies typical noise levels of sports pitches and their associated noise impacts.

A survey of the existing residual noise climate was taken at a location representative of nearby Noise-Sensitive Receptors (NSRs) from Friday 30th November – Monday 3rd December 2018.

When compared against Sport England criteria, the noise impact of the proposed MUGA is low, as noise levels generated are likely to be below 50 dB LAeq,1hr at the NSRs. This assessment method does not take into the pre-existing noise climate and therefore has been accompanied by a comparison against residual levels.

For most of the daytime hours, noise generated by the proposed MUGA would be below the existing ambient levels in terms of the level averaged over a sports game (LAeq,1hr). However, during the evening (beyond 21:00 on weekdays or 20:00 on weekends), residual levels are lower and noise from the MUGA would be more prominent at the NSR locations.

Impulsive noise events arising from sources such as a referee's whistle and hockey balls impacting on goal back boards would exceed the existing noise maxima by around 3 – 6 dB under the proposed scheme.

If the applicant wishes to make full use of their requested opening times, mitigation is recommended. The mitigation would include two sections of acoustic fencing, which would achieve the requisite noise attenuation toward NSR locations. When combined with the other proposed mitigation measures (e.g. use of resilient layers on goal backboards), this would allow use of the pitch up until 22:00 on any day.

Subject to the recommendations of the report being adhered to, it is considered that the development is unlikely to give rise to adverse noise impacts upon the neighbouring residential community.

10. It is reinforced that the acoustic issues are acceptable, as detailed in paragraphs 37-39 of the original officer report. The measures outlined below in paragraph 12 onwards reinforce the acceptable nature of the development.

Sport England's involvement

11. The applicant has advised that Sport England have not been involved in any aspect of the proposal, aside from the Council's own independent consultation. The provision of after school hours use by the general public was included as part of the proposal because it is in line with the intent of Sport England's objectives for sports facilities of this nature.

Types of Uses

12. The original officer report referred to after hours of the pitch including football, hockey and tennis. However, the supporting documentation also included a reference to other activities. The agent has since provided additional details and implemented other safeguards as part of a revision to the use of the MUGA pitch.
13. Use during school hours will not be restricted but this is not unreasonable given that the school is entitled to undertake such a use. It has also been clarified that the existing sports field is used by Evendons School for sports days and various church groups have family away days in the grounds. These are both reasonable outcomes for a school sports pitch and given the infrequency of such events, continuation of this arrangement does not raise any issues.
14. The pitch will not be used by the school outside of the extended school day (generally 5pm) and community use will be limited to two weekday evenings to 9pm, Saturdays until 6pm and Sundays until 4pm (subject to restrictions in Condition 12). There is no reference to use on bank holidays.
15. Sports are limited to tennis during the summer months and 5-a-side football during winter months. It is rightly noted that because it is an undersized pitch, it cannot be used for competitive 11 a side hockey or football, although it could still be used for social sporting competitions.
16. The use of a referee's whistle will not be permitted after 6pm on weekdays, after 1pm on Saturdays or at any time on Sundays. This will be enforced via a code of conduct and complaints procedure.
17. For six months of the year, the lighting will remain effectively unused because of the limitations imposed in Condition 12 to protect foraging bats. For the remaining six months of the year, evening use of the pitch and lighting will be confined to two nights per week or 52 evenings per year, in addition to weekend daytime use.
18. Notwithstanding the original officer report indicating that the proposal was acceptable in its original form (subject to conditions as originally imposed), the measures offered by the agent above will have a measurable outcome for surrounding residents and form part of Condition 6 at parts (f)-(h). Condition 12 has also been amended to clarify that the use of the pitch is to cease when the floodlights are turned off.

Noise impacts on protected species

19. Further information has been sought from the Council's Ecology Officer as there were comments at the Planning Committee that the initial assessment only considered light spill impacts upon protected species and ignored any harm caused by noise.
20. In response, the Ecology Officer has advised that there is unlikely to be any adverse impact on wildlife due to noise. This is because there are no particularly sensitive receptors, such as badger setts, next to the site and the noise is unlikely to be excessive.

21. With respect to bats, there is some limited research and literature about the effect of noise on bats [e.g. Radford, A., Morley, E. and Jones, G. The Effects of Noise on Biodiversity (NO0235) - Final Report for Defra. University of Bristol; Jessie P.Bunkleya, Christopher J.W. McClure, Nathan J.Kleist, Clinton D.Francis, Jesse R.Barber. Anthropogenic noise alters bat activity levels and echolocation calls. Global Ecology and Conservation Volume 3, January 2015, (62-71); Andrea Schaub, Joachim Ostwald, Björn M. Siemers. Foraging bats avoid noise. Journal of Experimental Biology 2008 211: 3174-3180]
22. This shows that exposure to certain noise such as loud road traffic noise can affect the foraging behaviour of bats. The impact on bats is dependent upon a number of factors including a) the species of bats, b) the foraging habitat available within the vicinity, c) the frequency of the noise (pitch of the noise), and d) the amplitude of the noise (how loud the noise is).
23. The noise in this case is unlikely to be excessive, both from the perspective of the Ecology Officer and Environmental Health Officer. Any noise will be at a time of day when bats will not be present as the lights will be turned off (and the court not used) before the time that they will start to use the adjacent habitats.

OTHER MATTERS

There was an error in paragraph 15 of the original officer report. For clarify, there are six x 12m high floodlights (not eight x 15.5m) and the predominant height is 3.0m (not 3.2m).

The contents of the previous Members Update are also reinforced for completeness:

- Condition 12 refers to two different BST and GMT times for the lights to be turned off in October. This is not an error as the earlier GMT time of 5:15pm accounts for the earlier sunset in later October
- The changing facilities for the MUGA pitch will be in the sports hall, which is currently used by Wokingham Netball Club and which will be agreed as part of the Community Use Agreement (Condition 15).

RECOMMENDATION

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

Conditions

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. Approved details

This permission is in respect of the submitted drawings numbered LHS02/01 (dated 7 January 2019), LHS02/03 (dated 9 January 2019), LHS02/04 (dated 8 January

2019) and LHS02/05 (dated 19 January 2019), all received by the local planning authority on 8 March 2019. The development shall be carried out and maintained 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. Drainage details

Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) A timetable for its implementation, and
- b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

4. Construction Management Plan

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

- a) The parking of vehicles of site operatives and visitors,
- b) Loading and unloading of plant and materials,
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- e) Wheel washing facilities,
- f) Measures to control the emission of dust and dirt during construction,
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- h) Measures for ensuring that there is no adverse interruption to existing school activities and operations, including the movement and learning of students

Reason: In the interests of highway safety and convenience and neighbour and school amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

5. Management and Maintenance Scheme

Before the first use of the MUGA hereby approved, a Management and Maintenance Scheme for management responsibilities, maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the local planning authority after consultation with Sport England. The scheme is to include measures to ensure the replacement of the Artificial Grass Pitch within the manufactures' specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the MUGA.

Reason: To ensure that a new artificial grass pitch is capable of being managed and maintained to deliver an artificial grass pitch which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

Relevant policy: NPPF Paragraphs 92, 96 and 97, Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policy TB08

6. Noise management scheme

Prior to the first use of the MUGA hereby approved, a noise management scheme shall be submitted to and approved in writing by the local planning authority. The scheme must specify provisions for the control and mitigation of noise emanating from the use of the MUGA and include the following:

- a) A noise monitoring supervisor
- b) A code of conduct for users of the pitch
- c) A mechanism to report and investigate noise complaints
- d) A mechanism for reviewing and updating noise mitigation measures following receipt of substantiated complaints
- e) Liaison with stakeholders and interested parties
- f) No use of whistles after 6pm on weekdays, after 1pm on Saturdays or at any time on Sundays
- g) Community use of the MUGA limited to a maximum of two weekday evenings a week and until 6pm on Saturdays and 4pm on Sundays until 4pm and not at all on Bank Holidays
- h) Community use being limited to tennis and football only

The pitch shall only be used only in accordance with the approved noise management scheme.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Noise mitigation

Prior to the first use of the MUGA hereby approved, the noise mitigation measures in paragraphs 12.4 and 12.5 of the Noise Impact Assessment (numbered TH2111182NR, dated 15 January 2019 and prepared by Peak Consultants) shall be installed and maintained throughout the life of the facility.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Construction of Multi Use Games Area

The development hereby permitted shall not be brought into use until the area shaded in green and edged by a red outline on drawing LHS02/01 has been cleared and laid out in accordance with drawings LHS02/01 and LHS02/03 so that it is available for use as an artificial grass pitch. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending, revoking or re enacting that order) the MUGA shall not thereafter be used for any purpose other than as an artificial grass pitch.

Reason: To secure the provision and use of the MUGA.

Relevant Policy: NPPF Paragraph 97, Core Strategy Policy CP1 and CP3, Managing Development Delivery Local Plan Policy TB08.

9. Biodiversity measures

The lighting, hereby permitted, shall be used until the biodiversity measures outlined in Table 8 of the Bat Survey prepared by Arbtech Consulting Ltd have been installed. A letter/report confirming that the boxes, bricks or tiles have been installed, including a plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council prior to use of the lighting.

Reason: To ensure that the ecological value of the site is enhanced post development in line with paragraphs 170 and 175 of the NPPF.

10. Hours of construction work and deliveries

No work or deliveries 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 8am and 6pm Monday to Friday and 8am and 1pm 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.

11. External Lighting

The proposed artificial pitch shall be artificially illuminated only in accordance with the lighting specification set out within the Lighting Statement by Paul Hawkins Development dated February 2019. The artificial light spill associated with the development shall not exceed that as set out in the approved plans.

Reason: In the interests of neighbour amenity.

Relevant policy: Core Strategy policies CP1 and CP3.

12. Hours of use of MUGA pitch and lighting

The use of the MUGA pitch, hereby permitted, shall not operate other than between the hours of 8am and 9pm Monday to Friday and between the hours of 8am and 8pm on Saturdays, Sundays and Bank Holidays.

Notwithstanding the above, the use of the floodlighting, hereby permitted, is to be turned off and use of the MUGA pitch is to cease no later than the following:

- 6:30pm GMT/7:30pm BST in March
- 8:30pm BST in April
- 9pm BST in June and July
- 8:45pm BST in August
- 7:45pm BST in September
- 6:45pm BST/5:15pm GMT in October

Lighting is to be operated by a secure/lockable, automatic, timer controlled switch and is not to be operated beyond the specified hours.

Reason: To safeguard residential amenities and to protect foraging routes for bats in the nearby woodland.

Relevant policy: Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC06 and TB23.

13. Amplified music

No external sound amplifying equipment shall be installed within the confines of the MUGA.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: Core Strategy policies CP1 and CP3.

14. Protection of trees

- a) The development shall take place in complete accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Aritech Consulting Ltd, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012.
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

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

15. Community Use Agreement

Within 12 months of the date of this permission and prior to first non-school related use, whether or not it is part of a commercial arrangement, a community use agreement prepared in consultation with Sport England is to be submitted to and approved in writing by the local planning authority. A copy of the completed approved agreement is to be provided to the local planning authority.

The agreement shall refer to car parking details, changing details, pricing policy, access by non-educational establishment users, hours of use of non-educational users, management responsibilities (including operation of lighting) and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the MUGA to ensure sufficient benefit to the development of sport.

Relevant policy: Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policy TB08.

Informatives

1. Changes to the Approved Plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

2. Pre occupation conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. If this is not clear please contact the case officer to discuss.

3. Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. Tree Preservation Order

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

5. Community Use Agreements

Guidance on preparing Community Use Agreements is available from the Sport England website at <http://www.sportengland.org/planningapplications/>. For artificial grass pitches, it is recommended that the applicant seek guidance from the England Hockey on pitch construction when determining the community use hours the artificial pitch can accommodate.

6. Discussion

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

CONCLUSION

Despite the acceptable nature of the original scheme, the amendments suggested by the applicant are likely to lead to a measurable improvement and the application is recommended for approval.

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Application Number	Expiry Date	Parish	Ward
190673	9 May 2019	Wokingham Town	Wescott

Applicant	Mr Norman Patterson
Site Address	Luckley House School, Luckley Road, Wokingham RG40 3EU
Proposal	Full application for the proposed construction of a reduced size multi-use synthetic turf sports pitch with a 3m-4.5m high fence and 6no 12m column floodlights
Type	Full
PS Category	18
Officer	Simon Taylor
Reason for determination by committee	Listed by Councillor Cllr Julian Sumner (Ward Member for Westcott)

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 May 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>Luckley House School is a coeducational independent secondary school with day and boarding pupils from 11-18 years old. The proposal seeks to install a multi-use games area (MUGA) at the southern end of the campus. It will be constructed with a synthetic turf playing surface and dimensions of 80m x 50m and located within the existing turf playing fields and multi-purpose tennis and netball courts. It is to be used as an undersized hockey and soccer field but will also accommodate tennis courts. It will also comprise 3.0m fencing (with a rebounding surface) around the perimeter of the field and six x 12m high floodlights enabling morning and evening use to 9pm (and 8pm on weekends and bank holidays). It is intended to be made available for use by the public.</p> <p>The minimum residential separation is to 51m to properties in Denby Close to the west and approximately 75m to properties in Luckley Wood to the east (although these properties are separated by tree coverage), and these are the two areas of properties where most of the 59 objections against the proposal have been received.</p> <p>The primary issues relate to noise disturbance and light spillage to surrounding residents. Unacceptable impacts upon traffic and harm to existing wildlife and habitat were also noted in numerous submissions.</p> <p>The proposal was accompanied by a Noise Report, Lighting Strategy and Ecology Report and these have been reviewed by the Council's Environment Health Officer, Trees Officer and Ecology Officer. Sport England were also consulted in relation to the provision of sports facilities.</p> <p>On balance, the proposal is acceptable, subject to conditions relating to drainage (Condition 3), a Construction Management Plan (Condition 4), Maintenance Scheme (Condition 5), Noise management scheme (Condition 6), biodiversity measures (Condition 9), limiting the use until 9pm on weekdays (and 8pm on weekends) and the lighting to earlier times (Condition 12), protection of trees (Condition 14) and a Community Use Agreement (Condition 15).</p>

PLANNING STATUS

- Major development location
- Settlement edge (southern boundary)
- Greenway Route (along Luckley Road)
- Tree Preservation Orders 1564-2017 (to southern boundary and woodland on eastern edge of the site)
- 7 x Veteran trees interspersed across the campus
- Priority habitat (Lowland mixed deciduous woodland)
- Bat consultation zone
- Grade II listed building (Luckley House)
- Thames Basin Heaths Special Protection Area (5km zone)
- Nitrate vulnerable zone (surface water)
- Flood zone 1
- South East Water consultation zone
- Farnborough Aerodrome consultation zone
- Wind turbine safeguarding zone
- Minerals consultation zone
- Sand and gravel extraction consultation zone
- Non-classified road

RECOMMENDATION

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

Conditions

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. Approved details

This permission is in respect of the submitted drawings numbered LHS02/01 (dated 7 January 2019), LHS02/03 (dated 9 January 2019), LHS02/04 (dated 8 January 2019) and LHS02/05 (dated 19 January 2019), all received by the local planning authority on 8 March 2019. The development shall be carried out and maintained 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. Drainage details

Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme

shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) A timetable for its implementation, and
- b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

4. Construction Management Plan

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

- a) The parking of vehicles of site operatives and visitors,
- b) Loading and unloading of plant and materials,
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- e) Wheel washing facilities,
- f) Measures to control the emission of dust and dirt during construction,
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- h) Measures for ensuring that there is no adverse interruption to existing school activities and operations, including the movement and learning of students

Reason: In the interests of highway safety and convenience and neighbour and school amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

5. Management and Maintenance Scheme

Before the first use of the MUGA hereby approved, a Management and Maintenance Scheme for management responsibilities, maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the local planning authority after consultation with Sport England. The scheme is to include measures to ensure the replacement of the Artificial Grass Pitch within the manufactures' specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the MUGA.

Reason: To ensure that a new artificial grass pitch is capable of being managed and maintained to deliver an artificial grass pitch which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

Relevant policy: NPPF Paragraphs 92, 96 and 97, Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policy TB08

6. Noise management scheme

Prior to the first use of the MUGA hereby approved, a noise management scheme shall be submitted to and approved in writing by the local planning authority. The scheme must specify provisions for the control and mitigation of noise emanating from the use of the MUGA and include the following:

- a) A noise monitoring supervisor
- b) A code of conduct for users of the pitch
- c) A mechanism to report and investigate noise complaints
- d) A mechanism for reviewing and updating noise mitigation measures following receipt of substantiated complaints
- e) Liaison with stakeholders and interested parties

The pitch shall only be used in accordance with the approved noise management scheme.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Noise mitigation

Prior to the first use of the MUGA hereby approved, the noise mitigation measures in paragraphs 12.4 and 12.5 of the Noise Impact Assessment (numbered TH2111182NR, dated 15 January 2019 and prepared by Peak Consultants) shall be installed and maintained throughout the life of the facility.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Construction of Multi Use Games Area

The development hereby permitted shall not be brought into use until the area shaded in green and edged by a red outline on drawing LHS02/01 has been cleared and laid out in accordance with drawings LHS02/01 and LHS02/03 so that it is available for use as an artificial grass pitch. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending, revoking or re enacting that order) the MUGA shall not thereafter be used for any purpose other than as an artificial grass pitch.

Reason: To secure the provision and use of the MUGA.

Relevant Policy: NPPF Paragraph 97, Core Strategy Policy CP1 and CP3, Managing Development Delivery Local Plan Policy TB08.

9. Biodiversity measures

The lighting, hereby permitted, shall be used until the biodiversity measures outlined in Table 8 of the Bat Survey prepared by Arbtech Consulting Ltd have been installed. A letter/report confirming that the boxes, bricks or tiles have been installed, including a plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council prior to use of the lighting.

Reason: To ensure that the ecological value of the site is enhanced post development in line with paragraphs 170 and 175 of the NPPF.

10. Hours of construction work and deliveries

No work or deliveries 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 8am and 6pm Monday to Friday and 8am and 1pm 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.

11. External Lighting

The proposed artificial pitch shall be artificially illuminated only in accordance with the lighting specification set out within the Lighting Statement by Paul Hawkins Development dated February 2019. The artificial light spill associated with the development shall not exceed that as set out in the approved plans.

Reason: In the interests of neighbour amenity.

Relevant policy: Core Strategy policies CP1 and CP3.

12. Hours of use of MUGA pitch and lighting

The use of the MUGA pitch, hereby permitted, shall not operate other than between the hours of 8am and 9pm Monday to Friday and between the hours of 8am and 8pm on Saturdays, Sundays and Bank Holidays.

Notwithstanding the above, the use of the floodlighting, hereby permitted, is to be turned off no later than the following:

- 6:30pm GMT/7:30pm BST in March
- 8:30pm BST in April
- 9pm BST in June and July
- 8:45pm BST in August
- 7:45pm BST in September
- 6:45pm BST/5:15pm GMT in October

Lighting is to be operated by a secure/lockable, automatic, timer controlled switch and is not to be operated beyond the specified hours.

Reason: To safeguard residential amenities and to protect foraging routes for bats in the nearby woodland.

Relevant policy: Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC06 and TB23.

13. Amplified music

No external sound amplifying equipment shall be installed within the confines of the MUGA.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: Core Strategy policies CP1 and CP3.

14. Protection of trees

- a) The development shall take place in complete accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Arbtech Consulting Ltd, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012.
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

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

15. Community Use Agreement

Within 12 months of the date of this permission and prior to first non-school related use, whether or not it is part of a commercial arrangement, a community use agreement prepared in consultation with Sport England is to be submitted to and

approved in writing by the local planning authority. A copy of the completed approved agreement is to be provided to the local planning authority.

The agreement shall refer to car parking details, changing details, pricing policy, access by non-educational establishment users, hours of use of non-educational users, management responsibilities (including operation of lighting) and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the MUGA to ensure sufficient benefit to the development of sport.

Relevant policy: Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policy TB08.

Informatives

1. Changes to the Approved Plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

2. Pre occupation conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. If this is not clear please contact the case officer to discuss.

3. Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. Tree Preservation Order

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

5. Community Use Agreements

Guidance on preparing Community Use Agreements is available from the Sport England website at <http://www.sportengland.org/planningapplications/>. For artificial grass pitches, it is recommended that the applicant seek guidance from the England Hockey on pitch construction when determining the community use hours the artificial pitch can accommodate.

6. Discussion

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

RECENT PLANNING HISTORY		
There is an extensive planning history relating to the Luckley Oakfield School dating back to 1959. The more recent planning history is provided.		
App Number	Proposal	Decision
F/1997/66008	Single storey conservatory extension	Approved 22 August 1997
LA/1998/67563 F/1998/67330	Upgrading of assembly hall	Approved 24 July 1998
F/2001/4282	Two storey extension to science block	Approved 15 August 2001
F/2001/5482	Two storey library building with classrooms	Approved 20 February 2002
F/2004/3037	Single storey rear extension to art room	Approved 18 November 2004
F/20070963	Two storey music room	Withdrawn 4 June 2007
F/2008/0439		Approved 8 August 2008
F/2008/1144	Maintenance building	Approved 18 July 2008
F/2011/1038	New entrance and improvements to roads and parking	Approved 9 September 2011
VAR/2011/2448	Variation of F/2011/1038 to allow changes to car parking	Approved 13 January 2012
VAR/2012/1235	Variation of F/2011/1038 to allow road, parking and footpath changes	Approved 7 June 2017
182774	MUGA sports pitch (larger pitch but in similar location)	Withdrawn 13 December 2018

SUMMARY INFORMATION	
Site Area	School campus measures 5.7 hectares with sports fields making up approximately 1.3 hectares
Previous land use(s)	Class D1 school campus with playing fields and car parking.
Number of jobs created/lost	Nil
Existing parking spaces	Two separate car parks with 89 spaces.
Proposed parking spaces	No change

CONSULTATION RESPONSES	
WBC Environmental Health	No objections are raised in relation to the light spillage or noise disturbance to neighbouring properties, subject to conditions that are imposed to protect neighbour amenity and require adherence to the

	Lighting Strategy, the preparation of a Noise Management Scheme and a limitation on the hours of use (see Conditions 11, 6 and 12 respectively).
WBC Trees and Landscaping	No objection, subject to the protection of existing trees (including TPO protected trees), as specified in Condition 14.
WBC Ecology	No objection, subject to Condition 9 relating to biodiversity measures and Condition 12 restricting the use of the lighting in summer months when the bats will be foraging in the nearby woodland.
WBC Highways	No objection.
Sport England	No objection, subject to conditions relating to the construction of the facility (Condition 8) and the submission of additional details in the form of a Management and Maintenance Scheme (Condition 5) and a Community Use Agreement (Condition 15).

REPRESENTATIONS	
Wokingham Town Council	<p>No objection is raised if it were limited to 8pm, with lights being turned off by 8:30pm.</p> <p><u>Officer comment:</u> Refer to 'Neighbour Amenity' for further consideration of the operating hours.</p>
Local Members	<p>Councillor Julian Sumner listed the application for the Planning Committee on the following grounds:</p> <ul style="list-style-type: none"> • Noise pollution • Light pollution <p><u>Officer comment:</u> On balance, the proposal is likely to achieve a satisfactory outcome on neighbour amenity grounds, as discussed in further detail in 'Neighbour Amenity'.</p> <ul style="list-style-type: none"> • Traffic congestion (including no assessment of traffic impacts) <p><u>Officer comment:</u> There are no concerns on traffic and highway access grounds, as noted in 'Highway Access and Parking Provision'.</p>
Neighbours	<p>The application was consulted to neighbours from 25 March 2019 to 22 April 2019, with submissions received from the following properties:</p> <ol style="list-style-type: none"> 1) 3 Luckley Wood, Wokingham RG41 2EW 2) 5 Luckley Wood, Wokingham RG41 2EW 3) 22 Luckley Wood, Wokingham RG41 2EW 4) 24 Luckley Wood, Wokingham RG41 2EW 5) 30 Luckley Wood, Wokingham RG41 2EW 6) 30 Luckley Wood, Wokingham RG41 2EW 7) 31 Luckley Wood, Wokingham RG41 2EW 8) 31 Luckley Wood, Wokingham RG41 2EW 9) 32 Luckley Wood, Wokingham RG41 2EW 10) 32 Luckley Wood, Wokingham RG41 2EW 11) 35 Luckley Wood, Wokingham RG41 2EW 12) 37 Luckley Wood, Wokingham RG41 2EW 13) 39 Luckley Wood, Wokingham RG41 2EW 14) 42 Luckley Wood, Wokingham RG41 2EW 15) 45 Luckley Wood, Wokingham RG41 2EW

- 16) 44 Luckley Road, Wokingham RG41 2EN
- 17) 44 Luckley Road, Wokingham RG41 2EN
- 18) 44 Luckley Road, Wokingham RG41 2EN
- 19) 48 Luckley Road, Wokingham RG41 2EN

- 20) 1 Denby Close, Wokingham RG41 2AL
- 21) 2 Denby Close, Wokingham RG41 2AL
- 22) 3 Denby Close, Wokingham RG41 2AL
- 23) 4 Denby Close, Wokingham RG41 2AL
- 24) 6 Denby Close, Wokingham RG41 2AL
- 25) 6 Denby Close, Wokingham RG41 2AL
- 26) 8 Denby Close, Wokingham RG40 3EY
- 27) 8 Denby Close, Wokingham RG40 3EY
- 28) 9 Denby Close, Wokingham RG41 2AL
- 29) 9 Denby Close, Wokingham RG41 2AL
- 30) 9 Denby Close, Wokingham RG41 2AL

- 31) 6 Hart Dyke Close, Wokingham RG41 2HQ
- 32) 6 Hart Dyke Close, Wokingham RG41 2HQ
- 33) 7 Hart Dyke Close, Wokingham RG41 2HQ
- 34) 7 Hart Dyke Close, Wokingham RG41 2HQ
- 35) 8 Hart Dyke Close, Wokingham RG41 2HQ
- 36) 9 Hart Dyke Close, Wokingham RG41 2HQ
- 37) 10 Hart Dyke Close, Wokingham RG41 2HQ
- 38) 15 Hart Dyke Close, Wokingham RG41 2HQ
- 39) 17 Hart Dyke Close, Wokingham RG41 2HQ
- 40) 18 Hart Dyke Close, Wokingham RG41 2HQ

- 41) 185 Finchampstead Road, Wokingham RG40 3HD
- 42) 185a Finchampstead Road, Wokingham RG40 3HD
- 43) 203b Finchampstead Road, Wokingham RG40 3HS
- 44) 204 Finchampstead Road, Wokingham RG403HB
- 45) Finchampstead Road, Wokingham RG40 3HS (no number specified)

- 46) 3 Bradley Drive, Wokingham RG40 3HZ
- 47) 83 Evendons Lane, Wokingham RG41 4AD
- 48) 12 Gorrick Square, Wokingham RG41 2PB
- 49) Buchandale, Sandhurst Road, Wokingham RG40 3JQ
- 50) 3 St. Helier Close, Wokingham RG41 2HA
- 51) 3 St. Helier Close, Wokingham RG41 2HA
- 52) 41 Tattersall Close, Wokingham RG40 2LP
- 53) 23 Kiln Ride, Finchampstead RG40 3PN
- 54) Lyndhurst, The Village, Finchampstead RG40 4JR
- 55) Hawthorns, Longwater Lane, Finchampstead RG40 4NX
- 56) Hawthorns, Longwater Lane, Finchampstead RG40 4NX

- 57) White Cottage, Milley Road, Waltham St Lawrence RG10 0JP
- 58) White Cottage, Milley Road, Waltham St Lawrence RG10 0JP
- 59) No address supplied

The submissions raised the following issues:

Noise

- Noise pollution
- No noise assessment has been undertaken, including for the tennis courts
- Noise consideration does not account for 22 football players
- Noise assessment only refers to hockey use
- Noise assessment does not refer to voice
- WHO and Sport England noise levels will be breached
- Computer modelling has been used
- The predicted noise levels are inaccurate
- Conclusion that the existing noise levels are the same is incorrect
- Spectators are anticipated in the Planning Statement but not expected in the Noise Statement
- Does not accord with Policy CC06
- Unacceptable continuous noise levels

Officer comment: The Noise Assessment accompanying the planning application includes consideration of football and netball use. It does not consider 22 football players because it is not a full sized football pitch. It includes consideration of hockey balls hitting backpads, human voice and referee whistles. It also includes measurements obtained over a three day period at two residential noise receptors at the nearest residential properties, and is supplemented with modelling, which is standard acoustic practice.

It makes comments in relation to the existing sports facilities but prefaces that there are different variables about intensity and time of use. It also assumes that there will be lower crowd participation than would be anticipated at larger sporting events, which is a reasonable assumption.

It is acceptable for the purposes of this assessment. It has been reviewed by the Council's Environmental Health Officer and the methodology is considered to be sound and the outcomes are considered to be reasonable. Further comment can be found at 'Neighbour Amenity'.

Light pollution

- Light pollution
- Lighting should be removed

Officer comment: The proposal was accompanied by a Lighting Strategy and Plan and the impacts of light spill are acceptable. Refer to 'Neighbour Amenity' for further comment.

- Loss of view/outlook
- Loss of darkness

Officer comment: The proposal will result in some glare to an existing unlit area of the school and against the backdrop of the woodland trees. However, the extent of the impact is not unreasonable in the context of the major development location.

The fencing and light columns are minor elements and sufficiently removed from neighbouring residential properties such that no objection is raised on the grounds of harm to any outlook.

- The lighting levels (and impact upon habitats) have reduced from the previous report

Officer comment: Because of a reduced pitch size, the total power has been reduced from 43kW to 30kW

Traffic and parking

- Traffic congestion, including from large coaches

Officer comment: Refer to 'Highway Access and Parking Provision' for further comment.

- Lack of parking

Officer comment: The MUGA will be used during school hours (where there is no additional impact on traffic) or after school hours, when on-site parking is available. Refer to 'Highway Access and Parking Provision' for further comment.

Ecology

- Light spill and noise will affect wildlife, including bats
- Loss of woodland habitat
- Loss of bats

Officer comment: 'Refer to Ecology' and Condition 12.

- Treelines will be illuminated, contrary to legislation

Officer comment: This is confirmed as an issue in 'Ecology' and has necessitated a restriction in the hours of use of the lighting in Condition 12.

- There are no bat records
- Ecology report is inadequate as it only considers bat roosts

Officer comment: The Bat Survey submitted with this application is satisfactory for the purposes of the application.

- The impacts are contrary to the findings of the Ecology Report for the music building

Officer comment: The Ecology Report for the music building (F/2008/0439) stated that lighting should be directed away from the retained woodland edge in order to maintain darkened flight paths for the bats who commonly use woodland edges to commute through. The lighting associated with this application will cause some illumination of the woodland and Condition 12 requires additional restrictions on the lighting.

- Lighting will affect the landscaping and the SANG

Officer comment: Subject to Condition 12, the proposed lighting will not have an adverse impact upon the landscape setting of the woodland and there is no impact upon the proposed SANG to the south, although it is not yet constructed. Refer to 'Landscaping and Trees'.

Demand

- No requirement for such facilities
- There is no need

Officer comment: The Planning Statement states that the school wishes to provide an all-weather hockey pitch for competition use. There are no existing facilities that allow this. It would also be inappropriate for the Council to question the future desired facilities of the school.

It is worthwhile noting that if it is indeed correct that there is no need for such a facility, the level of use of the MUGA would be reduced.

- Loss of track and field facilities

Officer comment: The proposal will encroach into the existing playing fields, which show use for track and field (evidenced by aerial mapping). Sport England have reviewed the proposal and raise no objection. This is noted in 'Open Space'.

- Represents a change of use to commercial operation

Officer comment: Whilst the intention is for the MUGA to be used by the public, it remains ancillary to the main use of the facility by the school during school hours. It is not considered to represent a change of use to a commercial use and it is not unreasonable arrangement for the school.

Character

- Loss of settlement gap
- Encroaches onto the countryside and will allow housing to be constructed
- Lights will contribute to a loss of settlement gap
- Harm to the character of the area

- Fencing will be intrusive
- Will be visible from neighbouring properties

Officer comment: The MUGA will be positioned inside the settlement boundary and does not encroach into the countryside. There will be some negligible light spill across the southern boundary into the designated countryside and the lighting will be visible from areas in the countryside to the south. However, the pitch, lighting and fencing is not unreasonable in the context of the surrounding built form is not out of character with the edge of settlement location. This is discussed further in 'Character of the Area'.

Landscaping

- Loss of hedgerow
- Loss of TPO protected trees
- Leaf matter and overshadowing will affect the courts
- Canopies may need to be pruned

Officer comment: The MUGA, lighting, fencing and associated groundworks are sufficiently removed from existing hedgerow and trees, including TPO protected trees, such that there is no perceived landscaping issue and the Council's Trees Officer raises no objection.

Drainage

- Flooding caused by additional runoff
- Inadequate drainage details

Officer comment: The MUGA will be positioned in the area of the existing hardcourt tennis courts and also comprises SuDS drainage. Subject to additional details as required by Condition 3, the net runoff from the site is likely to be minimal and no objection is raised.

Other/general

- Unacceptable continuous noise levels
- No break in impact due to use seven days a week
- Hours and days of use are excessive

Officer comment: On the basis that the noise and lighting impacts are reasonable, there is no objection to the use of the MUGA being 365 days per year although in reality, however, continued after hours use will not be the case as it is dependent upon demand, seasonal variations and weather conditions.

- No consultation

Officer comment: Given the scale of the proposal, there is no obligation of the school to undertake consultation.

- Has already been rejected
- Only slightly changed from the previous withdrawn application

Officer comment: Planning application 182774 for a larger MUGA pitch was withdrawn and not rejected because of the Council's concerns with the loss of trees. This issue has been resolved, as noted in 'Landscaping and Trees' and the proposal is now acceptable.

- May be linked to housing proposed under application 190286

Officer comment: There is no connection with planning application 190286 for 216 houses on the site to the south.

- Plans are out of date and invalid

Officer comment: The plans are sufficient for the purposes of the assessment of the subject application, including consideration of the surrounding context.

- Community benefits are vague

Officer comment:

- No Management Plan has been submitted

Officer comment: Condition 15 requires the submission of a Community Use Agreement to address any issues associated with after-hours use by members of the general public.

- Security risk, including for boarders
- Increased risk of robbery

Officer comment: The school is currently used after hours by Wokingham Netball Club. It is also a boarding school, allowing for after-hours activation and surveillance. It is not perceived that the additional use of the MUGA would result in any additional security risk, whether in terms of the safety of boarders or for prospective users.

- Roadway will lead to antisocial behaviour

Officer comment: Aside from an access path, the proposal does not include any new access through the site. There is no perceived link with the use of the MUGA and access thereto and antisocial behaviour.

- Loss of acoustic and visual privacy from spectators towards residents

Officer comment: There is separation of at least 50m to the nearest residential property. This is sufficient for the retention of acoustic and visual privacy for existing residents imposed by proposed users of the MUGA.

	<ul style="list-style-type: none"> Does not satisfy the environmental principles in the Core Strategy and NPPF <p><u>Officer comment:</u> On balance, the proposal achieves a satisfactory environmental outcome and is recommended for approval.</p> <ul style="list-style-type: none"> No dimensions are shown <p><u>Officer comment:</u> The site layout plan is scaled, which is sufficient for the purposes of assessment.</p>
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APPLICANTS POINTS
<ul style="list-style-type: none"> The fencing has been designed in powder-coated black to be as invisible as possible against the backdrop of the area surrounding it The pitch has been positioned to minimise light spill and noise onto surrounding areas and roads, facilitate easy access, whilst eliminating the need for any tree removal, and avoiding damage or impediment to the existing trees to the east and south of the proposed development All tree protection during construction will be in accordance with the Arboricultural Impact Assessment report submitted with this application The entire structure, consisting of carpet, shockpad, base, sub-base and perimeter will be fully permeable. During heavy rainfall, the stone base acts as a water storage medium with a slow release rate. The drainage characteristics are, therefore, similar to the existing natural turf There is no illumination of the tree line to the west of the pitch, a maximum of 20 lux to the tree group south of the pitch and a maximum of 10 lux to the tree and hedgeline to the north-east of the pitch The lights are “state of the art”, and have been designed specifically to illuminate the playing area efficiently whilst minimising light spill both into neighbouring areas and upwards from the luminaire All recommendations of the noise report will be actioned Floodlighting will not impact tree T1; the only tree with bat roosting features. Furthermore, bat foraging and commuting behaviour will not be impacted by the increase in lighting on the tree lines.

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
	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
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage

	TB08	Open Space, Sport and Recreational Facilities Standards
	TB21	Landscape Character
	TB23	Biodiversity and Development
Other	BDG	Borough Design Guide
	SDC SPD	Sustainable Design and Construction Supplementary Planning Document
	OSRS	Wokingham Open Space, Sports and Recreation Strategy 2013

PLANNING ISSUES

Description of Development

1. The proposal involves the removal of four existing outdoor tennis/netball courts at the southern end of the school campus and the construction of an uncovered multi use playing area (MUGA) measuring 80m x 50m and constructed with a synthetic turf surface on a bitmac base.
2. It will be enclosed by 3.0m high fencing around the perimeter of the court (4.5m at the goal ends) with rebounding walls and a total of six x 12m high floodlights positioned equidistantly along both sides.
3. Minor groundworks are proposed along the western side, with a 350mm high batter along the western edge. An access path leads from the existing music building and connects with the western side of the pitch.
4. The MUGA is intended for hockey and football as well as tennis and general play and is proposed for use by the school during school hours and after hours use by the general public.
5. The supporting documentation refers to various operating hours of up to 10pm. For the purposes of this application, the hours specified in the application form are used, which are 8:30am-9pm weekdays and 8:30am-8pm on all other days, including bank holidays.

Site Description

6. Luckley House School sits within a 5.7 hectare campus on the southern side of Luckley Road on the southern outskirts of Wokingham. On the site are a collection of two storey buildings, including the Grade II listed Luckley House in the centre of the site forming the nucleus of the main classroom and administration buildings and two storey buildings towards the southern end of the campus. There are two access roads from Luckley Road and two main carparks with 89 parking spaces. There are 1.3 hectares of sports fields at the southern end of the site, protected woodland to the eastern end of the site and TPO protected trees lining the southern boundary.

Principle of Development

7. 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.

8. The MUGA forms part of the wider school campus and replaces existing sports facilities. It does not involve an increase in staff or student numbers, is within a major development location and meets the sustainability intent of the NPPF and the Core Strategy.
9. The MUGA will be available for use by the general public as a private hire (pay and play) outside of normal school hours. It was initially proposed as being available for up to 10pm but based on the conclusions and recommendations of the applicant's own acoustic report, it is limited to 9pm on weekdays and 8pm on weekends and bank holidays.
10. Given the acceptable nature of the proposal on acoustic and light pollution grounds (when subject to various conditions), there are no planning objections to this arrangement. It accords with the *Open Space, Sports and Recreation Strategy 2013*, which permits the '*dual use of both primary and secondary school sports facilities...providing that these facilities include a higher proportion of artificial turf pitches or hard courts than might otherwise be expected.*'
11. Submissions against the application argued that there were other similar facilities in Wokingham and that the subject MUGA is not required. However, this ignores the fact that the initial intentions of the school are to provide additional facilities for students. Even so, the existence of other pitches in the area is of no real consequence and if it is underutilised, any amenity impacts upon surrounding residents would be lessened by less frequent use.

Character of the Area

12. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. Policy NR8 requires high quality and simple materials and components.
13. The MUGA pitch will be located within the major development location but the settlement edge lies immediately to the south. In this respect, Policy CC02 of the MDD Local Plan states that development at the edge of settlements is acceptable where it is demonstrated that it is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.
14. The proposal includes the removal of four hardcourt tennis courts (approximately 2,200m² of hard paving) and its replacement with a 4,030m² synthetic pitch. It will be coloured green, which will complement the turf of the playing fields. It will be constructed with a level playing surface, which will necessitate a 350mm raising of the ground on its western edge, which is not unreasonable. It will be located at the southern edge of the campus and will be framed by protected trees along its western and southern edge. This gives a detached appearance to the pitch but given it is within the settlement boundary and well removed from neighbours, the openness of the area will remain intact and there is no perceived issue.

15. The proposal also includes the installation of 3.0-4.5m high fencing around the playing surface and 8 x 15.5m high floodlights along the western and eastern (or long) sides of the court. The fencing will be open in nature and will allow sightlines through the site. It is not out of character with other facilities within the school campus and would arguably be less obtrusive than the combined effects of the existing tennis court fencing. At a predominant height of 3.2m, it is not of excessive height and no objections are raised.
16. The floodlights are lightweight in nature with a width of 440mm at the base. They are also retractable back onto the playing surface. At a height of 12m, they will be the equivalent height of the adjacent sports hall. However, the height is still not excessive given it is framed by woodland trees and can be viewed amongst the backdrop of the existing school buildings.
17. The spillage from the light columns is well contained to the immediate area of the pitch but the submitted plan shows some spillage across the settlement boundary to the south (when not accounting for existing trees). The light spill will also be visible as an urban element, reducing the level of darkness in this area of the school campus. However, on balance, it is an acceptable element within the development limits and when viewed from the rural landscape to the south.
18. Accordingly, no objection is raised in relation to the aforementioned Policies CP3, CC02 and NR8.

Heritage and Conservation

19. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 192-196 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, including their views and setting.
20. Luckley House is a Grade II listed building that is the focal building within the school campus. It is 50m to the north of the proposed MUGA as the crow flies but is largely screened by existing vegetation and the sports hall. Furthermore, there are numerous non-listed buildings closer to the listed building that interrupt the interpretation of the building. Moreover, the extent of the proposed works (pitch, fencing and light columns) and the impression of lighting from the columns is reasonable and does not pose an adverse outcome for the significance of the building.

Residential Amenities

21. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
22. As measured from the fencing along the western and eastern sides of the pitch, it is some 75m from the rear boundary of the nearest residential property in Denby Close to the west and 51m from the rear boundary of the nearest residential property in Luckley Wood to the east. A total of 18 residential properties adjoin the

school grounds on both boundaries but the visibility of the pitch and its associated elements, including the lighting when it is in use, would vary because of available sightlines across open countryside to the south and the heavily wooded land to the east of the pitch.

Sunlight and Daylight, Dominance and Enclosure

23. The MUGA pitch is enclosed by a 3.0-4.5m high fence, which itself is unimposing. It is surrounded by other taller school buildings and is at least 75m from the nearest residential dwelling. There is no perception of dominance or loss of light and as a result the proposal is acceptable.

Overlooking

24. The MUGA will be located within the existing school grounds. Whilst it will feasibly lead to increased numbers of participants and for longer periods of the day, there is adequate separation to neighbouring properties such that there is no unreasonable overlooking.

Noise pollution

25. The existing sporting facilities in this area of the school comprise four tennis courts and playing fields, which have a dual use as an undersized football pitch, turf hockey pitch, track and field and rounders. The replacement with a synthetic, all weather pitch for hockey, football and tennis, which will allow increased usage of the facilities, including during evening periods and during poorer weather. The noise levels associated with this use are likely to increase and this has the potential to harm neighbouring residents.

26. A Noise Assessment was provided with the planning application. It notes that for most sports, the most dominant sound is generally from human voice, but in the case of hockey, the ball hitting the backboards is most pronounced. The assessment also refers to human voice (including shouting (in this case a male voice is referred to)), footballs hitting fences, clashing of sticks, some spectator participation and the referees whistle. Given the less intensive nature of a game of tennis, fewer participants and existing courts, noise arising from this activity is irrelevant to the assessment.

27. Furthermore, as the facility is for a school, it is not anticipated that there would be large numbers of vocal supporters and this conclusion is reasonable.

28. Amongst the other existing activities of the school, including use of the outdoor sporting facilities, the indoor sports hall and general lunchtime play, the use of the MUGA during normal school hours is unlikely to result in adverse or unacceptable noise transmission above that expected and tolerated of a secondary school. In this regard, it is acceptable.

29. Its use after school hours by school students would result in some additional noise levels but would remain acceptable in the context of existing school extracurricular and sporting activities that would typically occur or would be expected on a day to day basis at the school. Similarly, where the pitch would now allow for competition

marches (hockey and tennis only), it would not be unreasonable to expect some noise from the use of the facility for school purposes.

30. The use of the pitch by the general public up until 9pm on weekdays and 8pm on weekends will result in additional noise outside of normal school hours, including during holidays.
31. The comments from the Environmental Health Officer conclude that the proposal is satisfactory, subject to additional mitigation for rubber backboards, fabric football goals and resilient fencing as recommended in the Noise Assessment. Paragraphs 32-37 outline, in detail, these comments.
32. The Planning and Design and Access Statement states that the proposed artificial pitch provides an opportunity for additional use of the school's facilities by the community in the evenings after school activities have ceased as well as during the day and evenings during holiday periods. This will result in intensified use of the site compared to the existing grass sports field especially during winter weather conditions and the introduction of the artificial flood light system. There are existing sensitive residential properties located in close proximity to the proposal site that could be adversely affected by noise from this intensified use.
33. A Noise Impact Assessment (NIA) has been submitted with the application dated 15 January 2019 by Peak Consultants. This includes an assessment of the existing residual noise levels at the site and comparison of these against criteria outlined in 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' (Sport England, 2015) which specifies typical noise levels of sports pitches and their associated noise impacts.
34. The noise level of the MUGA over a representative period of one hour has been calculated at the nearest sensitive receptors (NSRs) and is displayed in Table 3. These results indicate that noise generated by the proposed MUGA would be below the existing ambient levels in terms of the level averaged over a sports game until 9pm on weekdays and 8pm on weekends. After these times the residual noise levels are lower and noise from the MUGA would be more prominent at the NSRs. It is understood the applicant was originally seeking use of the development until 10pm. The NIA states that this would be possible with mitigation in place such as acoustic fencing but the applicant has advised the development will now not be used beyond 9pm on weekdays and 8pm on weekends in view of the assessment results.
35. Maximum individual noise events have also been calculated and are shown in Table 4. The results indicate that impulsive noise events arising from hockey balls impacting on goal back boards and a referee's whistle would exceed the existing noise maxima by approximately 3-6db and so may be audible at the NSRs. It is stated that noise from hockey balls hitting the goal back boards could be mitigated by lining the backboards with a resilient rubber layer of the type supplied by sports surfacing manufacturers. Other more generic mitigation measures are also proposed in Section 12.5 to minimise noise impact in the design of the pitch and selection of materials and products in accordance with the Sport England Guidance.
36. This leaves only impulsive noise from a referee's whistle exceeding the existing noise maxima by approximately 3-6 db. IEMA's guidelines for environmental noise

impact assessment state that a change of 3 dB(A) is the minimum perceptible under normal conditions. Residents at the NSRs are therefore likely to notice the impulsive noise from a referee's whistle but I do not consider this to be at a level that would cause an unreasonable impact.

37. In view of the above, I have no grounds for objection and so would recommend approval subject to the conditions to ensure the proposed hours of use and noise mitigation outlined in the report are adhered to. I would also recommend a condition requiring provision of a noise management plan for the facility in view of the proximity of the NSRs. The facility is being opened up to the community and some users may act in an unreasonable manner resulting in higher noise levels and the Sport England Guidance states that a management/monitoring plan could effectively respond to specific incidents. Similarly, the restriction of use to authorised groups could be appropriate in many situations.
38. The above conditions form Conditions 5, 6, 7, 12 and 15. It would also be prudent to prohibit any external speaker or public address system, as Condition 13 does.
39. Expanding on this, it is worth noting that the pitch does not conform to full standards that would allow 11 on 11 play in hockey or football or full competition play. As such, the numbers of players will generally be lower than would otherwise be expected of such an activity. Where it is proposed to be used for tennis, it would, as an absolute maximum, result in a similar number of players if all courts were being used.
40. The construction of the proposal is likely to generate noise but it is not unreasonable in the residential context. Hours of construction are conditioned at Condition 10.

Light pollution

41. The MUGA pitch will have six x 12m high lighting columns spaced equally along the long sides of the pitch. The lighting level is 350 lux. The supporting documentation refers to the height of the columns and the lighting levels are the minimum standard to meet England Hockey and The Federation International de Hockey.
42. The lighting is proposed to be used until 9pm on weekdays and 8pm on weekends, which will result in light glare from surrounding residential properties, mostly in winter months. The application was supported by a Lighting Strategy and Lighting Plan (dated February 2019 by Paul Hawkins Development) and this was reviewed by the Council's Environmental Health Officer. Comments follow in paragraphs 43 and 44.
43. The proposed lighting system utilises 20 x Philips MVP 507 Optivision luminaires with 2Kw lamps. These are reportedly 'state of the art' and have been designed specifically to illuminate the playing area efficiently whilst minimising light spill both into neighbouring areas and upwards from the luminaire. The light spill levels away from the pitch at a height of 2m are shown in accompanying calculations and on drawing LHS02/04. These indicate that the illumination is largely confined to the playing area and falls off rapidly away from the pitch. There is no measurable illumination either onto (or beyond) the tree lines to the west and south west of the pitch, any nearby homes or roads.

44. The proposed lighting installation complies with the Institution of Lighting Engineers Guidance notes for the reduction of obtrusive light (2005) and is the minimum required by England Hockey and The Federation international de Hockey (FIH). It is accepted, subject to Condition 11 requiring installation to be in accordance with the submitted details.
45. Expanding on this, it is also worth noting that if the light columns were lowered below 12m, it would lead to increased upwards light spillage because of the need to project the light outwards rather than downwards. It would also result in glare for players,
46. Whilst the lighting will be visible in the backdrop of the school and its edge of settlement location, the existing vegetation provides some screening and even then, the existence of the lights in the wider domain is not unreasonable. Furthermore, the visual impacts will generally only be confined to the winter months. During daylight saving, the lighting will be used for only a limited period in the evening, if at all at the height of summer.
47. Accordingly, subject to Condition 12, there are no objections on light spillage grounds and there is no specific opposition to the lights being in use until 9pm. The condition is specific in that it requires that the lights be controlled by a timer, that access be secure so that it cannot be tampered with and that they are off by 9pm, which means that play will cease prior to 9pm.

Dust pollution

48. The construction of the proposal may give rise to some dust generation but there is a relatively large separation distance to neighbouring properties. Condition 4 requires the submission of a Construction Management Plan to address any potential issues, including with school pupils.

Access and Movement

49. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. In this case, the MUGA pitch supplements the existing school facilities and the parking generation rate is applied per number of staff. Alternatively, with its availability for community use, the generation rate could also be applied at a rate of 20 spaces per pitch.
50. Use of the MUGA during school hours is unlikely to generate any perceptible increase in traffic movement during peak hour periods. It is feasible that additional coaches will access the site during competition but the impact is minimal and not unreasonable.
51. It will allow for increased after school usage by students, This would have the benefit of reducing peak traffic movements during the afternoon pick up time as more students will remain on the campus after hours and be picked up later in the afternoon. There would also be more parking spaces available in the existing car park.
52. The facility is also intended for use for private hire by members of the public up to 9pm. With its undersized dimensions not allowing for a full game of hockey or

football, there is likely to be no more than 25-35 additional people attending the school, when accounting for players, officials and spectators and allowing for overlap between games. Any perceived increase in traffic movements from the use of the facility by coaches and players will be comfortably accommodated within the existing 89 car spaces and the movements will be outside of school hours and almost entirely outside of peak hour when traffic flows are lower. Cycling facilities are available, which are likely to be used given the limited need for the equipment required for football activities.

53. The existing parking facilities are sufficient to account for the increase in movements and it is unlikely that on-street parking will be affected, particularly given the walking distances to the pitch at the southern end of the school. In this regard, no objection is raised, particularly as Council's Highways Officer has reviewed the proposal and raises no objection.

Open Space

54. Policy TB08 of the MDD Local Plan states that there should be no loss of open space, sporting or recreational facilities and that new facilities should be provided on site. Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

55. The existing playing field is used for undersized hockey pitches and summer sports like athletics and rounders. Four hard tennis courts are located in the south east corner. The proposed fenced synthetic sport pitch with sports lighting will be designed primarily for hockey training and play. Other sports may be possible to be delivered on in within the curriculum.

56. The proposal includes six tennis courts within the MUGA, which is a net increase of two courts. However, the enlarged MUGA within the playing field prejudices the use, or leads to the loss of use, of a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). On this basis, Sport England were consulted.

57. The application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field and is to be considered against exception 5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

58. Sport England note that the non-conforming size of the pitch is disappointing particularly given it does not address a shortfall of pitches in the area. However, it is not opposed on these grounds. To address this, Condition 15 requires a Community Use Agreement, which will allow for more broader use of the pitch as a community facility and to provide training facilities for teams.
16. Sport England, along with the Football Association and England Hockey raise no objection as it is considered to meet exception 5 (E5) of the above policy. This is subject to Condition 5 (Management and Maintenance Scheme) and Condition 15 (Community Use Agreement).

Accessibility

59. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons, children and the disabled. The pitch will be installed at existing ground level, a DDA complaint path will connect with the school and there are blue badge spaces in the existing car park. This ensures that the proposal achieves full accessibility.

Flooding and Drainage

60. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow.
61. The site and access thereto is located within Flood Zone 1 and there is no increase in the vulnerability of the use. As it is replacing a four existing hard court tennis courts, the loss of soft landscaping is less than 2000m². It will also be fully permeable and comprise inbuilt SuDS drainage as part of the new playing surface, thereby implying negligible impacts in terms of runoff. Subject to additional details in Condition 3, there is no objection in terms of Policies CC09 and CC10.

Landscaping and Trees

62. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
63. The site is located within the settlement boundary but adjacent to the countryside which is south of the site. The southern boundary of the school with the countryside is defined by a TPO woodland and tree group (1564/2017) which are significant landscape features.
64. The Council's Trees Officer has reviewed the proposal and raises no objection. The pitch is oriented within the site so as not to impact on the adjacent TPO trees, whether in terms of existing roots or canopy. This is confirmed by the information provided within the Arboricultural Method Statement dated 5 March 2019 and associated Tree Protection Plan (Arbtech TTP 02).

Ecology

65. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.
66. Council's Ecology Officer has reviewed the proposal in terms of any perceived impact upon protected species from light spill and noise disturbance. They note that the site comprises an amenity grassland sports pitch, bound by hedgerows/lines of trees and a block of broadleaved woodland along the north-eastern and western boundary. The woodland is a priority habitat as per the NPPF as are the hedgerows.
67. A bat survey report (prepared by Arbtech Ltd and dated 09 January 19) has been submitted with the application. The report details the results of a day time inspection and a survey of nearby trees for their potential to host roosting bats. The report states that *'The tree lines on site provide excellent foraging and commuting habitat for bats. Tree T1 has suitable roosting features'* and that *'the new floodlighting will have no impact on T1. The proposed lighting will not impact bat commuting and foraging as this will only be used during the winter months when bats are hibernating.'*
68. The assessment that the "tree lines on site provide excellent foraging and commuting habitat for bats" is likely to be correct., and, if the proposed lighting is only to be used during the winter then the statement that "The proposed lighting will not impact bat commuting and foraging as this will only be used during the winter months when bats are hibernating" would also be correct.
69. However, the Design and Access Statement does not rule this out, noting that the floodlights will not be used after 10:00pm. It notes further that *'there is no illumination of the tree line to the west of the pitch, a maximum of 20 lux to the tree group south of the pitch and a maximum of 10 lux to the tree and hedgeline to the north-east of the pitch.'* This appears to differ from the Illuminance Plan (plan LHS02/04) which shows lux levels of up to 368 Lux along the north eastern boundary and up to 73 along the south.
70. These are very high light levels and are likely to stop bats commuting along these routes. This is likely to occur even if light levels were the lower figures quoted in the Design and Access Statement. Bats emerge from their roosts and start foraging at dusk (approximately 30 minutes after sunset). Impacts on bats can therefore be reduced by restricting the times at which lights can be switched on. During winter (November to March) bats are usually hibernating, so are unlikely to be affected by lighting.
71. As such, unless the lights are not used during the summer months, there is a risk that the proposals would affect commuting and foraging bats. It is therefore recommended that a condition is set to ensure that the lights are turned off by the following times and that the pitches are not used before dawn:
- March: 18.30 GMT/19.30 BST
 - April: 20.30 BST
 - May: 21.15 BST

- June: 21.45 BST
- July: 21.30 BST
- August: 20.45 BST
- September 19.45BST
- October 18.45 BST/ 17:15 GMT

72. The Council's Ecology Officer notes that the proposal is unlikely to affect other protected species such as badgers, reptiles or amphibians as the habitat to be affected (amenity grassland) are unlikely to be used by these species. On this basis, and when subject to Condition 12 controlling the time of the lighting, there are no objections on ecology grounds.

Thames Basin Heaths Special Protection Area

73. Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. There are no SPA related implications associated with the proposal.

Waste

74. The development complements existing school facilities and does not represent any adverse increase in waste generation. Any refuse can be disposed of using existing facilities. As such, no objection is raised.

Contamination

75. There is no known contamination of the site.

Community Infrastructure Levy

76. The application is not liable for CIL payments.

CONCLUSION

The proposal is considered to be acceptable, including in terms of its community use during the evening period (and the associated impacts of light and noise pollution upon surrounding residents. Approval is recommended although it remains subject to conditions relating to the hours of use of the MUGA and of the lighting and ongoing management and use.

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Noise Impact Assessment

Project Reference Number: PA742

Report Reference Number: TH2111182NR

Client: Norman Patterson

Site: Luckley House School, Luckley Rd, Wokingham RG40 3EU

Project Consultant	Proofing Consultant
T. Hegan, BSc (Hons) AMIOA	L. Hatton, BSc (Hons) AMIOA
Acoustics Consultant	Acoustics Consultant
info@acousticsurveys.co.uk	info@acousticsurveys.co.uk



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Assessment Summary

A Noise Impact Assessment has been conducted for a proposed Multi-Use Game Area (MUGA) at Luckley House School, Luckley Rd, Wokingham RG40 3EU. This was to quantify the sound levels likely to be generated by the facility, establish their associated impact on the neighbouring residential receptors and to propose mitigation measures to control noise.

Guidance for the assessment has been drawn from '*Artificial Grass Pitch (AGP) Acoustics – Planning Implications*' – [Sport England 2015], which specifies typical noise levels of sports pitches and their associated noise impacts.

A survey of the existing residual noise climate was taken at a location representative of nearby Noise-Sensitive Receptors (NSRs) from Friday 30th November – Monday 3rd December 2018.

When compared against Sport England criteria, the noise impact of the proposed MUGA is low, as noise levels generated are likely to be below 50 dB $L_{Aeq,1hr}$ at the NSRs. This assessment method does not take into account the pre-existing noise climate and therefore has been accompanied by a comparison against residual levels.

For most of the daytime hours, noise generated by the proposed MUGA would be below the existing ambient levels in terms of the level averaged over a sports game ($L_{Aeq,1hr}$). However, during the evening (beyond 21:00 on weekdays or 20:00 on weekends), residual levels are lower and noise from the MUGA would be more prominent at the NSR locations.

Impulsive noise events arising from sources such as a referee's whistle and hockey balls impacting on goal back boards would exceed the existing noise maxima by around 3 – 6 dB under the proposed scheme.

If the applicant wishes to make full use of their requested opening times, mitigation is recommended. The mitigation would include two sections of acoustic fencing, which would achieve the requisite noise attenuation toward NSR locations. When combined with the other proposed mitigation measures (e.g. use of resilient layers on goal backboards), this would allow use of the pitch up until 22:00 on any day.

Subject to the recommendations of the report being adhered to, it is considered that the development is unlikely to give rise to adverse noise impacts upon the neighbouring residential community.

1. Proposal

- 1.1 The development of a Multi-Use Game Area (MUGA) is proposed at Luckley House School, Luckley Rd, Wokingham RG40 3EU.

2. Standards & Criteria

- 2.1 Relevant guidance can be drawn from '*Artificial Grass Pitch (AGP) Acoustics – Planning Implications*' – [Sport England 2015]. The document brings together relevant noise guidelines and UK planning policies for the assessment of noise from Artificial Grass Pitches. It identifies the noise implications of the associated sound sources and recommends mitigation measures to limit adverse impacts upon noise sensitive receptors.
- 2.2 No specific criteria have been set by the Local Authority for the assessment, therefore the following noise targets have been selected for the assessment:
- Noise generated by the proposed MUGA ($L_{Aeq,1hr}$), as calculated over a worst-case 1-hour period, should not exceed 50 dB at the nearest Noise-Sensitive Receptor (as recommended in Sport England guidance).
 - Maximum individual noise events (L_{AFmax}) should not exceed the existing typical maximum noise levels at the nearest Noise Sensitive Receptor.
 - Ambient noise levels ($L_{Aeq,1hr}$) should not exceed the current residual noise level ($L_{Aeq,1hr}$).

3. Noise Sensitive Receptors

- 3.1 The nearest Noise Sensitive Receptors are displayed in **Figure 1** and listed below:
- **NSR 1 (West)** – Residential dwellings on Denby Close, RG41 2AL
 - **NSR 2 (East)** – Residential dwellings on Luckley Wood, RG41 2EW

4. Site & Measurement Locations

4.1 Figure 1 shows the site, NSR and measurement locations.

Figure 1: Site and Measurement Locations



-  Proposed MUGA Location (Approx.)
-  NSR Location
-  Measurement Position

5. Background Noise Survey

- 5.1 Ambient noise levels were measured from 10:25 on Friday 30th November to 15:20 on Monday 3rd December 2018. This period was chosen to obtain representative noise levels with and without the influence of existing sports activities within the school.
- 5.2 Noise levels were measured 1.6m from ground level at the locations shown in **Figure 1**.
- 5.3 Measurements were undertaken using a Svantek 971 Class 1 Sound Level Meter, SN: 40305. Full equipment details can be found in **Appendix B**.
- 5.4 The calibrator reference level was 114.0dB and the calibration drift during measurements was 0.1 dB. Full calibration details can be found in **Appendix D**.
- 5.5 Weather conditions were mild and dry with light South Westerly winds of 2 – 4 m/s. Full meteorological details are shown in **Appendix C**.

6. Residual Noise Levels

- 6.1 The residual noise climate representative of the NSR locations is comprised of birdsong, road traffic and aircraft.
- 6.2 Existing residual noise levels are displayed graphically in **Appendix E**. The most sensitive time periods during the proposed usage times of the MUGA are displayed below:

Table 1: Measured Ambient Noise Levels

Location	Time	Ambient Level dB LAeq,1hr	Typical Maxima dB LAFmax
M1	Fri 21:00 – 22:00	44.5	40 - 55
	Sat 21:00 – 22:00	42.8	50 - 60
	Sun 21:00 – 22:00	43.8	50 - 60

7. Assumed Noise Sources

- 7.1 Sport England guidance states that noise generated by Multi-Use Game Areas is normally dominated by human voice. An exception is made for Hockey Games whereby the loudest sounds are reported to be the impact noises from balls hitting boards; these sources are therefore to be given special consideration in the assessment.
- 7.2 The research conducted by Sport England included monitoring of nine sports sessions of different types, with participation by men, women and children, with the objective being to determine the ‘typical’ noise level from an AGP sports session (58 dB $L_{Aeq,1hr}$). The research does not make a distinction between competitive and practice type sessions, implying that the typical level reported would account for both these applications. In sports facilities used for local league competitions, large crowds of vocal supporters are not anticipated and as such the figure reported in Sport England guidance is deemed suitable for use in the assessment.
- 7.3 Table 2 summarises the various noise data sources that have been used within the acoustic model.

Table 2: Noise Data for Sports Pitch Sources

Ref.	Description	Parameter	Given Source Distance	Level
A	Typical Level of an AGP (Artificial Grass Pitch)	dB $L_{Aeq,1hr}$	10m from the side-line halfway marking.	58.0
B	Noise data of a Hockey Game	dB $L_{Aeq,1hr}$	10m from pitch boundary	51.0
C	Male Vocal Shout	dB L_{Amax}	1m	82.0
D	Football impacting on a mesh fence	dB SEL	1m	76.8
E	Hockey ball impacting on a goal backboard (highest level given)	dB L_{Amax}	5m	96.0
F	Referee whistle	dB SEL	1m	110

References

- A *‘Artificial Grass Pitch (AGP) Acoustics – Planning Implications’ – [Sport England 2015]*
- B *Noise Assessment of an all-weather sports pitch available on Mole Valley Planning Portal, conducted by Sharps Redmore Partnership, May 2017. (www.molevalley.gov.uk/)*
- C *‘Speech Levels in Various Noise Environments’ – [US Environmental Protection Agency, 1977]*
- D *Measurement conducted by Peak Acoustics Ltd in May 2017*
- E *‘Measurements of hockey ball hitting backboard covered by different materials’ – [Apex Acoustics, 2018] (apexacoustics.co.uk)*
- F See below

- 7.4 There is wide ranging noise data available for referee's whistles, however the most reliable sources have tended to use L_{peak} levels intended for the assessment of hearing damage and this parameter would overestimate the perceived level at a given receiver distance. Noise levels of the loudest available whistles are reported to be as much as 120 dB(A) SPL at 2m whilst the lower end of the spectrum is 106 dB(A) at the operator's ear, which would correspond to around 90 dB at 1m with a basic point-source distance correction from 0.15m to 1m applied. Within the assessment, 110 dB(A) at 1m is assumed, which is selected as a mid-point between the wide-ranging noise data available. Noise levels at the NSR locations will depend on the position and orientation of the referee as well as how hard the whistle is blown. The reported levels of the referee's whistle can therefore only be seen as a guide.
- 7.5 The Hockey Game level is lower than the Sport England level which is given at the same distance. The more onerous of the two levels will be used in the actual prediction of noise levels, however both levels are shown in Table 2 for informative purposes.

8. Acoustic Model

- 8.1 To predict noise emitted from the MUGA, an acoustic model was generated using *SoundPLAN*.
- 8.2 The model considers the MUGA as an area-source of noise at a height of 1.5m, representative of an adult human voice height. Noise levels at the receiver locations were calculated externally 1m from the ground-floor window (this location is also representative of the noise level in gardens).
- 8.3 The noise level of the MUGA area-source was calibrated to return the noise levels detailed in Section 7 at the given source distances.
- 8.4 Point sources for the impulsive sounds (ball impacts, whistle, vocal shouts) were inputted and calibrated to match the levels detailed in Section 7 at the given distances.
- 8.5 The SoundPLAN software calculates the propagation of sound in accordance with '*ISO 9613-2:1996, Acoustics – Attenuation of sound during propagation outdoors*' and accounts for key factors such as:
- Composition of the intervening land between the noise source and receivers
 - Atmospheric absorption of sound
 - Ground absorption of sound
 - Heights of the noise sources and receivers
 - A light downwind correction toward the receiver

8.6 Figure 2 shows where noise sources were inputted into the acoustic model.

Figure 2: Visual Representation of Noise Source Test Positions in Acoustic Model



-  Area Source at 1.5m from ground – $L_{Aeq,1hr}$ Sports Activity Noise
-  Vocal Shout at 1.5m from ground – L_{AFmax} Point-Source
-  Football hitting metal fence at 1.0m from ground – L_{AFmax} Point-Source
-  Hockey ball hitting goal backboard at 10cm from ground – L_{AFmax} Point-Source
-  Referee’s Whistle at 1.6m from ground – L_{AFmax} Point-Source

9. Predicted Sound Levels at NSR Locations

- 9.1 The noise level of the MUGA over a representative period of 1 hour has been calculated at the receiver locations and is displayed in **Table 3**. Maximum individual noise events have been calculated and are shown in **Table 4**.

Table 3: Predicted Noise Levels of Sports Sessions

Receiver Location	Noise Source	Average Noise Level at NSR Location dB L _{Aeq}
NSR 1	Sports Session (Sport England Referenced Level)	46.1
NSR 2	Sports Session (Sport England Referenced Level)	43.5

Table 4: Predicted Noise Levels of Impulsive Sources

Receiver Location	Noise Source	Maximum Noise Level at NSR Location dB L _{AFmax}
NSR 1	Football Impacting Wire Fence	39.4
	Human Voice (Shout)	44.2
	Hockey ball impacting goal board	66.9
	Referee's Whistle	66.8
NSR 2	Football Impacting Wire Fence	35.3
	Human Voice (Shout)	40.4
	Hockey ball impacting goal board	63.7
	Referee's Whistle	60.9

- 9.2 Sport England guidance indicates that *“Based on a 15 decibel sound reduction of a partially open window, the noise level outside a residential property during the daytime about 1 metre from façades of living spaces should not exceed 50 dB L_{Aeq}.”* (p.6). As indicated in Table 1, this criterion would be achieved under the proposed scheme.
- 9.3 Graphs have been provided in **Appendix E** which show the predicted L_{Aeq,T} level of a sports session plotted against the existing residual level for the two NSRs (Graphs B and C). During times where the sports noise (purple line) exceeds the existing ambient level (blue line), this indicates that the sports noise is likely to be the dominant source at the NSR and adverse noise impacts may arise.

- 9.4 The typical regularly occurring noise maxima of the existing noise climate are around 60 dB L_{AFmax} with some peaks at 70 – 75 dB L_{AFmax} . As demonstrated in Table 4, impulsive noise from vocal shouts and footballs hitting fencing are likely to be significantly below this.
- 9.5 The most prominent impulsive noise sources as indicated in Table 4 are hockey balls impacting on goal boards and the referee's whistle. At the worst-affected NSR (NSR 1), noise from these sources would be exceeded the existing typical maxima by 3 – 6 dB.

10. Contextual Factors

- 10.1 There are existing sports pitches in lawful use at the school, which would generate the same types of noise sources as the proposed MUGA, albeit not at the same level or during the same time periods. This would lessen the 'Observed Effect level' which might arise from residents being able to hear occasional referee's whistles or other sources, as these are an existing part of the noise climate.

11. Assessment of Noise Impact

- 11.1 Predicted $L_{Aeq,1hr}$ noise emissions from the MUGA would be below 50 dB at all NSR locations, which conforms with Sport England guidance and indicates a low noise impact. However, because background levels are relatively low, this parameter needs to be accompanied by a comparison against the existing noise climate in order to fully assess the noise impact.
- 11.2 Predicted $L_{Aeq,1hr}$ noise levels of sports sessions would begin to exceed the existing residual noise levels from approximately 9pm on the weekdays (using Friday evening as the reference point) and 8pm on the weekends (using Saturday evening as the reference point; marginally higher residual levels were present on Sunday evening). This indicates that adverse noise impacts may arise in the evenings.
- 11.3 Without mitigation, maximum individual noise events of hockey balls hitting back boards are likely to be audible amongst the residual noise climate at the NSR locations. This could be a fairly intrusive noise and so presents a potential for adverse noise impacts. Noise from this source can be mitigated relatively easily as discussed in Section 12.
- 11.4 Under the proposed scheme, sound levels from referee's whistles are likely to be marginally above the existing noise maxima (by 3 – 6 dB) at the NSR locations. The impact of this in practice may be lessened by the context in that these are likely to be an existing part of the noise climate, and the observed effect on residents is therefore likely to be low.

- 11.5 The assessment has thus far been made to the external levels without considering the attenuation through an open window. During the evening time when residual levels are lower, internal levels may be more relevant than the external levels and the sound of a whistle is likely to be attenuated fairly readily by a partially open window and attenuated significantly by a closed window. With all factors considered, the noise impact of referee’s whistles is low during the day but may become problematic during the evening when residual noise levels drop off, as described in Para. 11.2.
- 11.6 It is considered that the potential for adverse noise impacts upon local residents is significant enough to justify mitigation measures. This is primarily due to the predicted noise impact during the late evening. Mitigation proposals are discussed in Section 12.

12. Mitigation

- 12.1 The scale of the mitigation required is dependent on the hours in which the MUGA is to be granted permission for use. Table 5 sets out times of the day when the noise impact is considered acceptable without the need for acoustic screening.

Table 5: Usage Times not Requiring Sound Attenuation Measures

Day	Suggested opening times (<i>times which would be allowable without sound attenuation measures</i>)
Mon - Fri	08:00 – 21:00
Sat / Sun	08:00 – 20:00

- 12.2 During the above opening times, noise emissions from the MUGA would be at or below the residual noise level ($L_{Aeq,1hr}$) based on the measured noise data, except for a marginal exceedance of 1.2 dB from 19:00 – 20:00 on Saturday. This is considered an acceptable exceedance because the predicted noise emissions have been based on the most onerous noise data (Sport England guidance) whereas predicted noise levels would be lower when considering the other measured data. Absolute noise levels from the MUGA would also be below 50 dB $L_{Aeq,1hr}$ and are therefore compliant with the Sport England suggested criterion.
- 12.3 Should it be desirable to allow use of the sports pitch outside of the hours suggested in Table 5, sound attenuation measures are recommended in the form of acoustic screening, which should conform to the following specifications:

Table 6: Acoustic Screening Specification

Location	As shown in Appendix G.
Height	As shown in Appendix G.
Construction	<p>Either: Timber-type Acoustic Grade Fencing with a minimum surface density of 15kg/m² (an example of a manufacturer that produces such fencing is <i>Jacksons</i>).</p> <p>Or: Acoustic barrier membrane with a Sound Reduction Index of >20dB, such as 'Acoustifence' (www.acoustiblok.co.uk). (This is likely to be more cost-effective)</p>
Other Requirements	<ul style="list-style-type: none"> - Screening should form a solid barrier with no gaps along the recommended location. - Fencing should be kept in a good state of repair during the throughout the lifetime of the facility.

12.4 Hockey goal backboards should be lined with a resilient rubber layer of the type supplied by sports surfacing manufacturers such as 'Nottsport'. Advice should be taken from the supplier and the correct selection of materials could be validated using a simple noise measurement. The noise level of a hockey ball hitting the goal board should be less than 85 dB(A) L_{AFmax} at 5m; the research conducted by Apex Acoustics (See Section 7) indicates that this is entirely feasible. **Note this recommendation applies regardless of the permitted opening times or whether acoustic screening is to be installed.**

12.5 Good practice should be exercised in the design of the pitch and selection of materials and products; the following are recommended to further minimise the noise impact:

- Inner fencing should be securely clamped with resilient fixings to avoid rattling sounds occurring when objects impact on the fence. The state of repair of the inner perimeter fence should be reviewed on an annual basis.
- Football goals consisting of a fabric mesh which does not rattle when goals are scored should be selected.
- Any objects likely to rattle (such as sheet metal advertising signs) should be positioned where they are not likely to be hit by footballs.

13. Mitigated Noise Impact

- 13.1 The acoustic screening detailed in Section 10 has been inputted into the acoustic model and the following revised noise levels from sports sessions were calculated at NSR locations.

Table 7: Predicted Noise Levels of Sports Sessions (Considering Acoustic Screening)

Receiver Location	Noise Source	Noise Level at NSR Location dB L _{Aeq}
NSR 1	Sports Session (Sport England Referenced Level)	44.3
NSR 2	Sports Session (Sport England Referenced Level)	42.1

- 13.2 Predicted L_{Amax} levels considering the recommended mitigation, including the screening and the use of resilient goal boards, are shown in Table 8:

Table 8: Predicted Noise Levels of Impulsive Sources (Considering Acoustic Screening)

Receiver Location	Noise Source	Maximum Noise Level at NSR Location dB L _{AFmax}
NSR 1	Ball Impacting Wire Fence	34.3
	Human Voice (Shout)	40.4
	Hockey ball impacting goal board	40.5
	Referee's Whistle	59.2
NSR 2	Ball Impacting Wire Fence	32.1
	Human Voice (Shout)	38.2
	Hockey ball impacting goal board	38.5
	Referee's Whistle	59.5

- 13.3 With the screening in place, L_{Aeq,1hr} noise levels of sports sessions would be reduced in comparison to the residual noise level, lessening the noise impact at both NSR locations. **Graphs B and C, Appendix E** show the mitigated MUGA noise level compared with the residual level.
- 13.4 The recommended mitigation would place predicted L_{Amax} levels within the range of the existing noise maxima which would further reduce the noise impact at the NSR locations.
- 13.5 Based on the predicted noise levels, it is considered that the mitigation would allow for operation of the MUGA up until 22:00 on any day.

14. Conclusion

- 14.1 A Noise Impact Assessment has been conducted for a proposed Multi-Use Game Area at Luckley House School.
- 14.2 Noise has been assessed by analysing predicted absolute noise levels and by comparison of predicted noise levels against the existing noise climate.
- 14.3 In accordance with Sport England guidance ('Artificial Grass Pitch (AGP) Acoustics – Planning Implications'), predicted noise levels resulting from the new MUGA would be below 50 dB $L_{Aeq,1hr}$ at the receiver locations.
- 14.4 For most of the time, $L_{Aeq,1hr}$ noise levels generated by sports sessions at the MUGA would be below the existing residual noise climate calculated at the NSR locations. However, during the evening, noise levels would begin to exceed the residual noise climate and become the dominant source at the NSR locations.
- 14.5 The most prominent impulsive noise sources were predicted to be hockey balls impacting on goal backboards and referee's whistles. Mitigation against hockey ball impacts has been recommended. Sound from referee's whistles would be marginally above the existing noise maxima; in context, this has been considered acceptable during the middle of the day but could cause adverse noise impacts during the evening when residual levels are lower.
- 14.6 The report sets out time ranges in Section 10 whereby the MUGA could be operated without the need for acoustic screening.
- 14.7 Should it be considered desirable to operate beyond the hours set out in Section 10, acoustic screening is recommended to ensure that noise levels remain approximately at or below the existing residual noise levels at the NSR locations. This would allow operation of the MUGA up until 22:00 on any day and would also have a positive effect on maximum individual noise events, which would be reduced to within the range currently observed in the existing noise climate.
- 14.8 Following implementation of the recommendations of the report, it is considered that the proposed sports pitch is unlikely to give rise to adverse noise impacts at noise-sensitive receptors.

APPENDIX A - Measurement Details					
Measurement	Kit	Start Date	Start Time	End Date	End Time
M1	A2	30/11/18	10:25	03/12/18	15:22

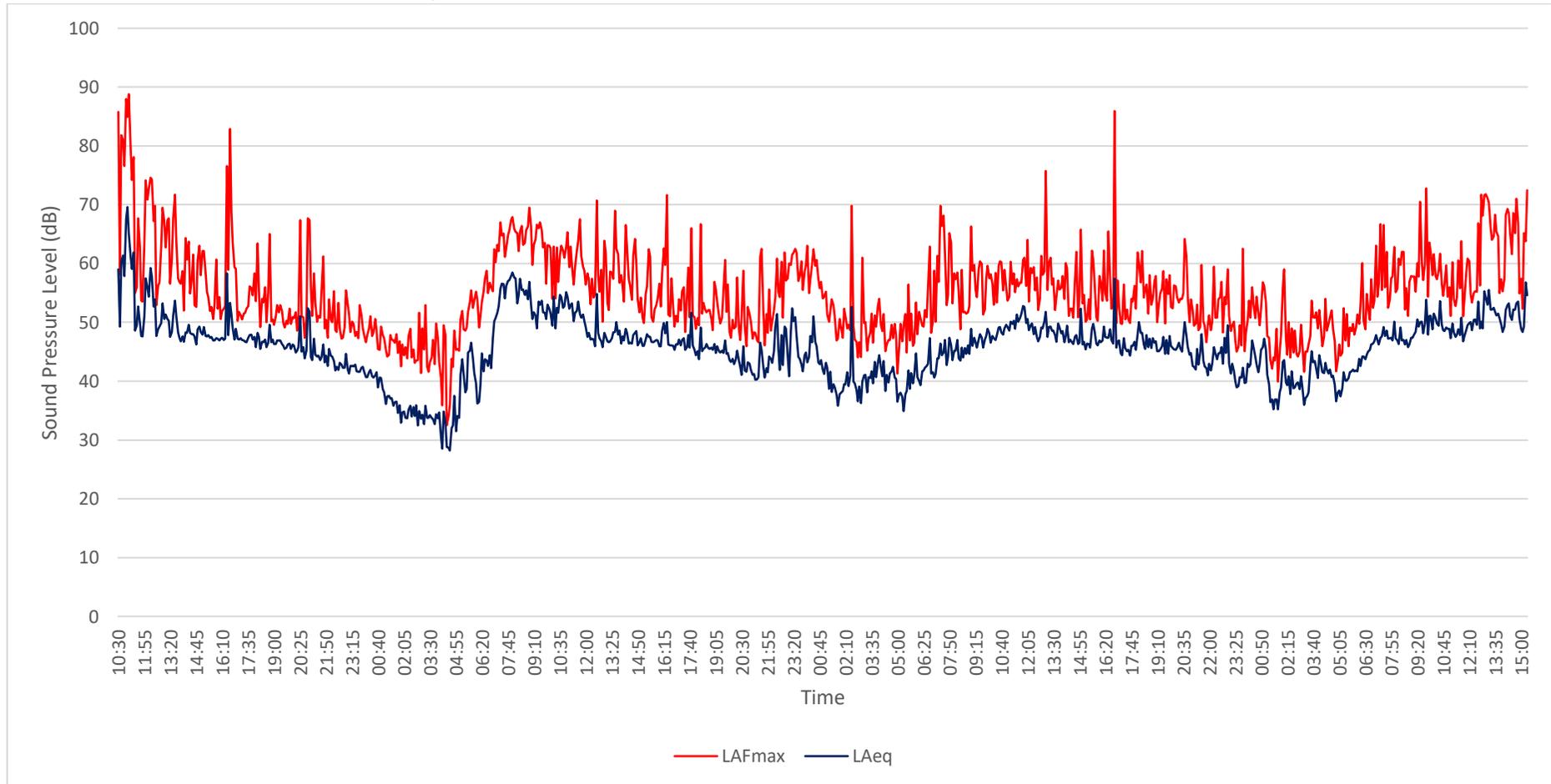
APPENDIX B - Equipment Details					
Kit	Equipment	Make	Model	Class	Serial Number
A2	Sound Meter	Svantek	971	1	40305
A2	Pre-Amp	Svantek	SV12L	1	32484
A2	Calibrator	Svantek	SV31	1	90274

APPENDIX C - Meteorology Details							
Measurement	Date	Temp C	Wind Speed m/s	Wind Direction	Humidity %	Precipitation mm	Cloud Cover (Oktas)
M1	03/11/18	10	2 - 4	SW	80	0.0	0/8

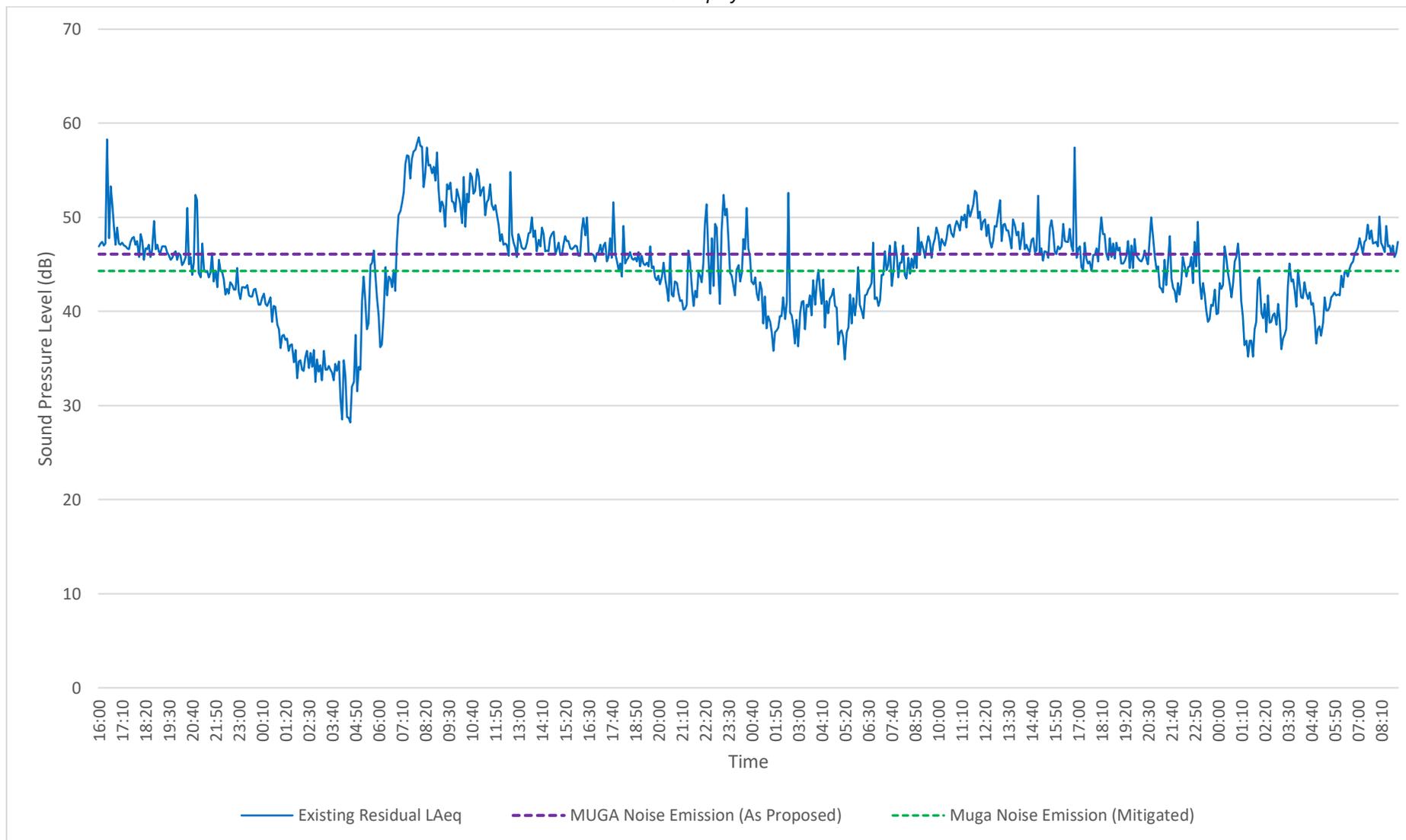
APPENDIX D - Calibration Details					
Measurement	Calibrator Ref Level (dB)	Level Before (dB)	Deviation Before (dB)	Level After (dB)	Deviation After (dB)
M1	113.8	112.1	1.7	112.0	1.8

APPENDIX E – Ambient Noise Graphs

Graph A: Measured Ambient and Maximum Noise Levels, 30th Nov – 3rd Dec 2018, M1

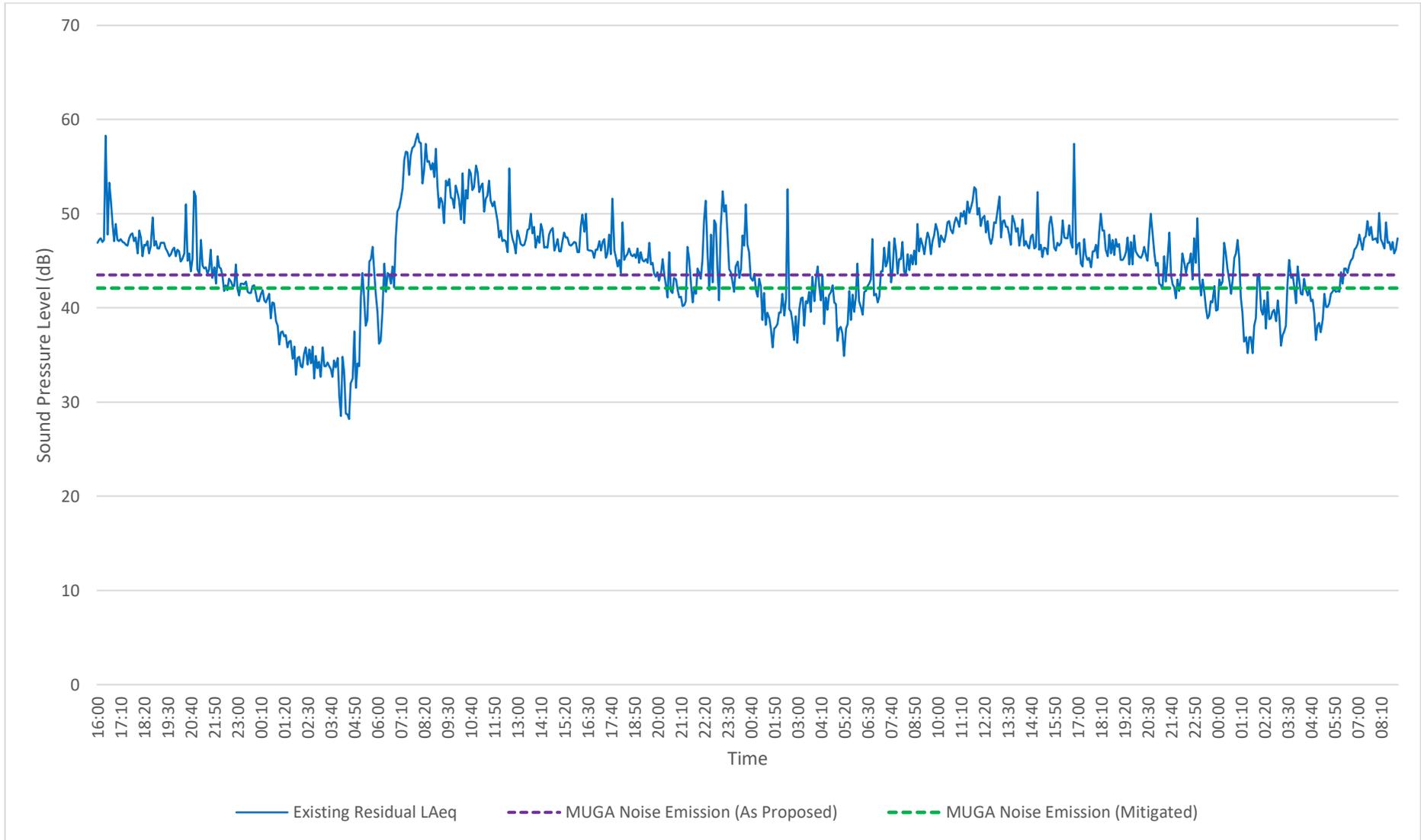


Graph B: MUGA Activity Noise vs Existing Residual Level at NSR 1
Residual levels displayed are Fri – Mon



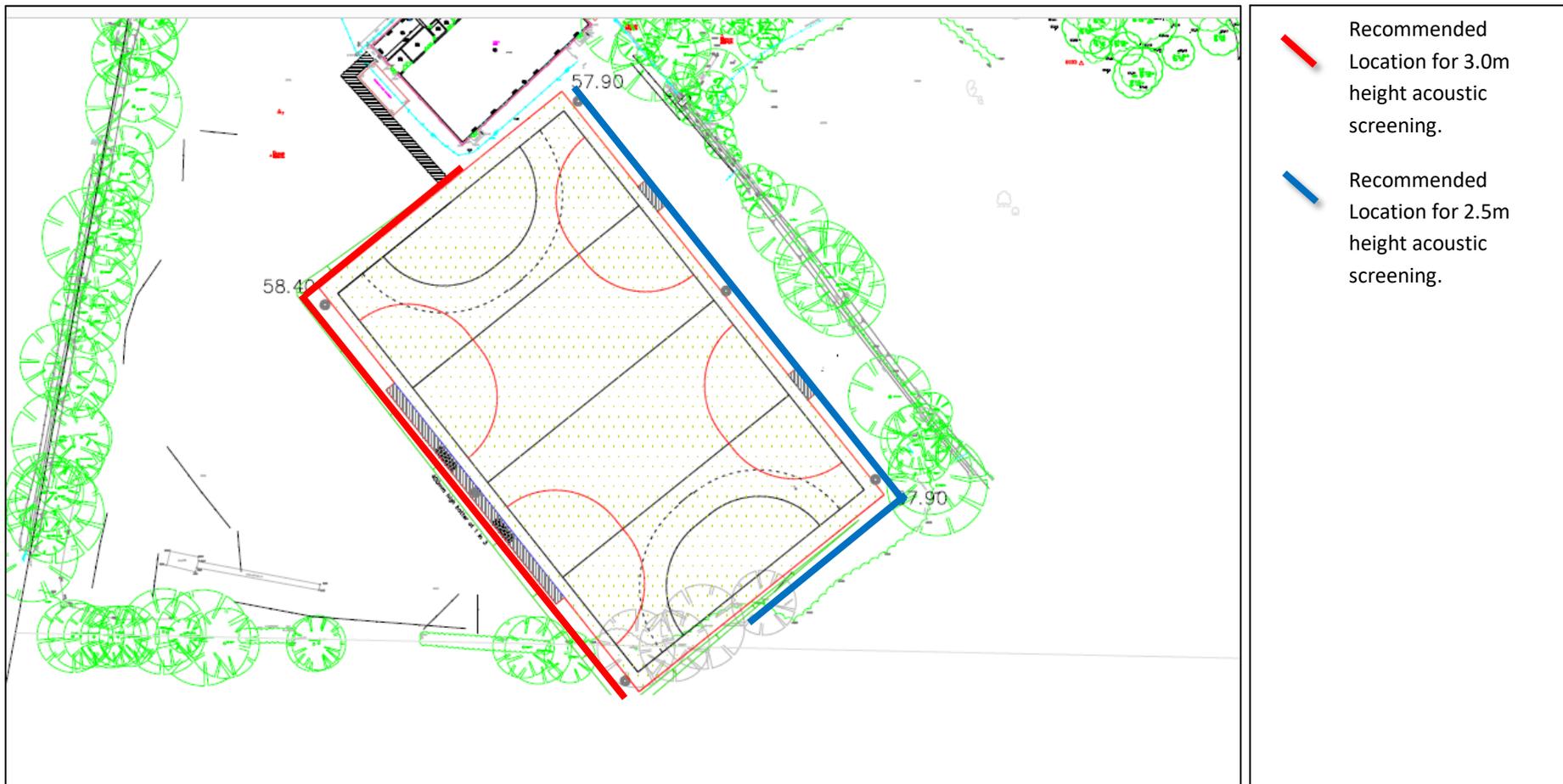
280

Graph C: MUGA Activity Noise vs Existing Residual Level at NSR 2
Residual levels displayed are Fri – Mon

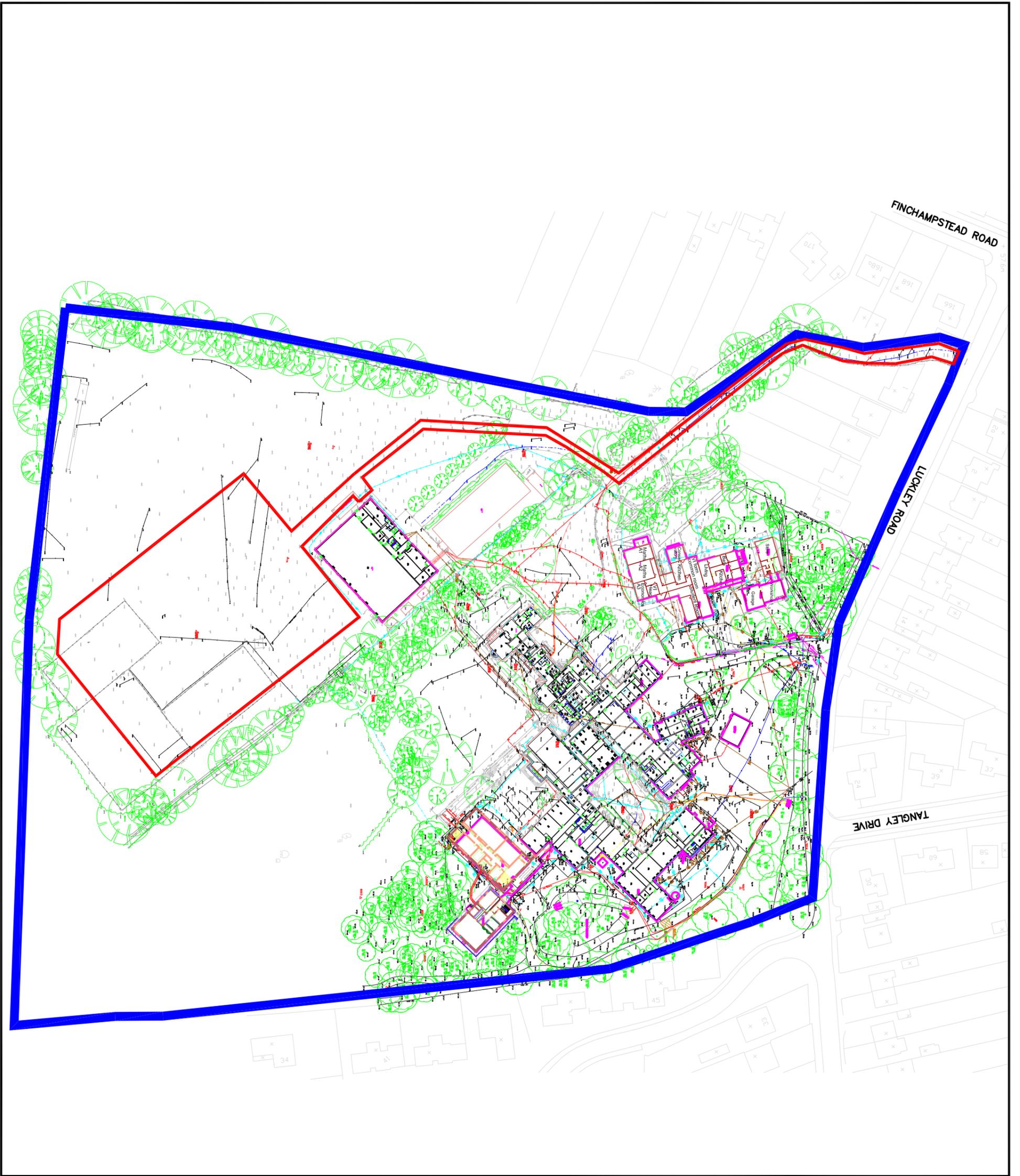


281

APPENDIX F – Acoustic Screening Plan



282



FINCHAMPSTEAD ROAD

LUCKLEY ROAD

TANGLEY DRIVE



REVISION HISTORY

LAND OWNED BY
LUCKLEY HOUSE SCHOOL

SITE BOUNDARY
(0.62 Ha)

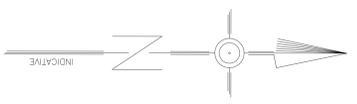
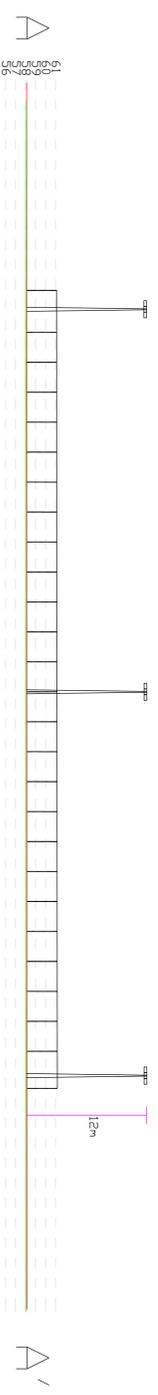
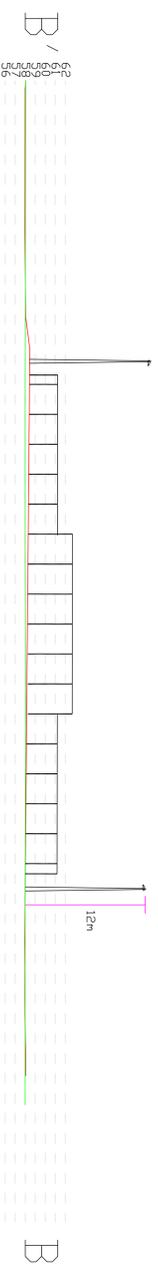
PHD
Paul Hawkins Development
365 Uppingham Road, Leicester LE5 4DP

LHS02/05
Luckley House School
New Hockey Pitch
Location Plan

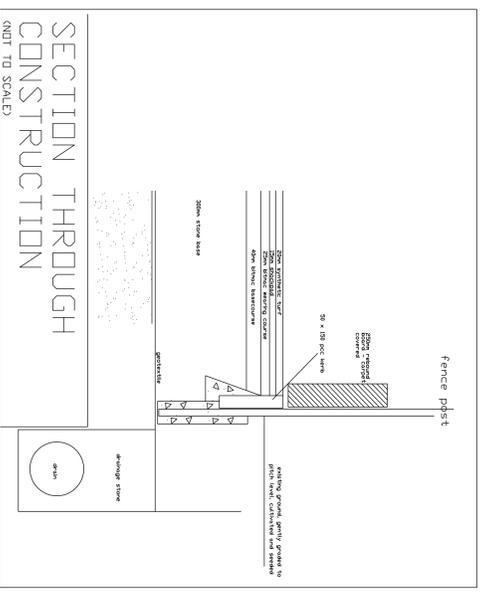
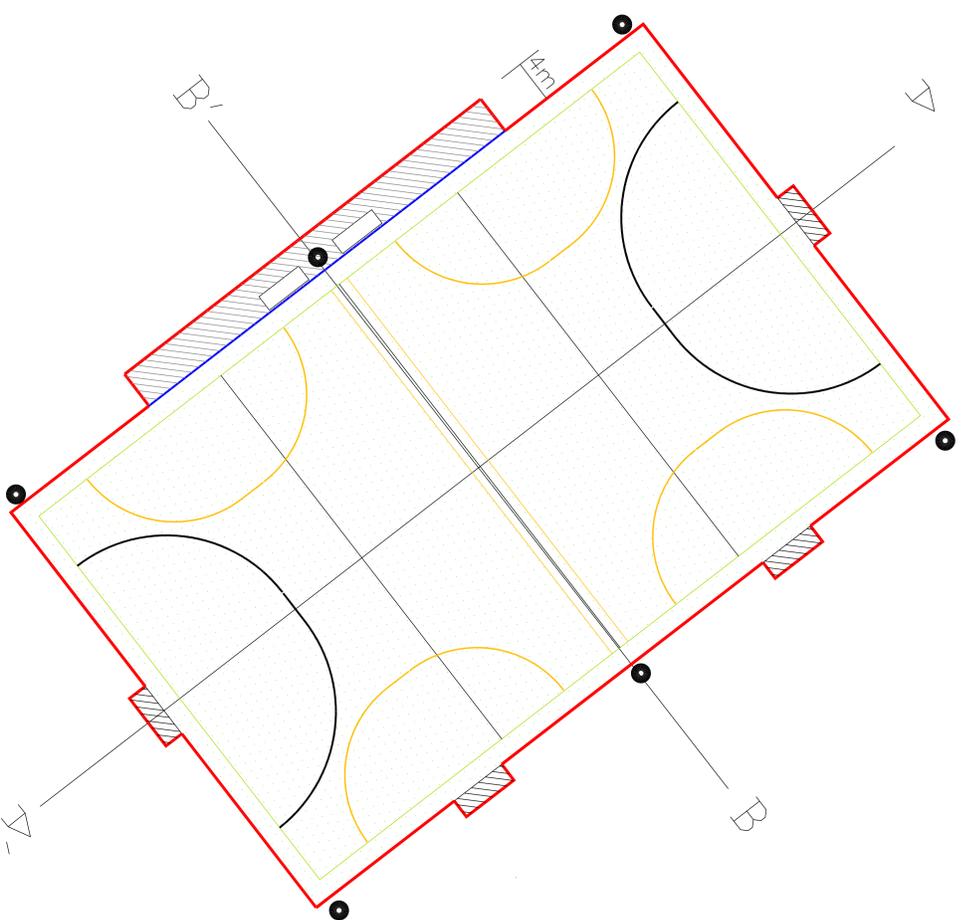
09/01/19
Scale: 1:1250(A3)
© PAUL HAWKINS DEVELOPMENT 2019

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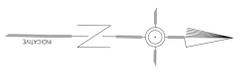


REVISION HISTORY
 r1 - column height adjusted to 12m and annotated.



PHD	Paul Hawkins Development
LHS02/03-1	385 Uppington Road, Leicester LE5 4DP
25/04/19	Luckley House School New All-Weather sports pitch Sections and elevations
	© PAUL HAWKINS DEVELOPMENT 2019

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REVISION HISTORY

PHD Paul Hawkins Development
 Ludlow House School
 New Adventure sports path
 Illumination levels (lux)

08/01/19
 © PAUL HAWKINS DEVELOPMENT 2019
 1:150000

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PLANNING REF : 190673
PROPERTY ADDRESS : Town Hall
: Market Place, Wokingham, Berkshire
: RG40 1AS
SUBMITTED BY : Wokingham Town Council
DATE SUBMITTED : 17/04/2019

COMMENTS:

The Wokingham Town Council P&T Committee would approve the application if change was made so that activities were to cease on site at 8pm and the Floodlights be switched off by 8:30pm.

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Agenda Item 14.

Application Number	Expiry Date	Parish	Ward
190747	14/06/2019	Shinfield	Shinfield South;

Applicant	Cooper Estates Strategic Land Limited
Site Address	Land Rear of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ
Proposal	Full planning application for change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works (Renewal of planning permission 161920)
Type	Full
PS Category	6
Officer	Stefan Fludger
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 June 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This is an application for Suitable Alternative Natural Greenspace behind Stanbury House, Basingstoke Road, Spencers Wood. This is the third application for such a SANG, following the approval of F/2011/2106 and 161920. The SANG will include 12 hectares of open space, delivered in two phases in order to mitigate the effects of new housing development on the Thames Basin Heaths Special Protection Area. The proposal would have an acceptable impact on the character of the area, neighbouring amenity, highway safety, ecology and drainage. It is acceptable in principle and is accordingly recommended for approval.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Countryside • Allocated SANG (SAL05) • Basingstoke Road is a Green Route • Sand and gravel extraction • Special Protection Area – 5 km • Groundwater protection zone • Shinfield Byway 25 lies to the west of the site. • Minerals consultation zone • Nuclear consultation zone • Great Crested Newt Consultation zone. • Area of Archaeological potential.

RECOMMENDATION
<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</p> <p>A. Completion of a legal agreement to secure ownership of the SANG and its maintenance in perpetuity by the Local Authority.</p>

B. Conditions and informatives:

Conditions:

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

Reason: In pursuance of s91 of the Town & Country Planning Act 1990 (as amended by S51 of the Planning & Compensation Act 2004)

2. Notwithstanding the details regarding the details regarding 'Hoggin' footpath surfacing, the 'kissing' gates or the handrails for the 'culvert bridge', which are not approved, this permission is in respect of the submitted application plans and drawings numbered 1764/SANG2 REV E, Tree Protection Plan – 15369-BT4, 043023/1, 11828/CF/2, 11828/CF/1, 5867 ASP01 REV B, ASPD3.0/SANG/HWD REV B, ASPD3.1/SANG/HWD REV B and 3716.003 REV M, received by the local planning authority on 15/03/2019 and 36573-2001-001 REV A, received by the Local Planning Authority on 23/05/2019. 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 the development is carried out in accordance with the application form and the associated details hereby approved.

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

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

4. The use of the site as Suitable Alternative Natural Greenspace shall not commence until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

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

6. The use hereby permitted shall not commence until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise

agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking in connection with the SANG and the turning space shall not be used for any purpose other than turning.

Reason: To ensure a satisfactory form of development and to avoid any adverse impact on the public highway in the interests of highway safety and convenience.

Relevant Policies: Core Strategy policy CP6 and MDD Local Plan policy CC02

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

Reason: To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of transport. *Relevant policy:* Core Strategy policy CP6

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

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

Relevant policies: Core Strategy policies CP1, CP3 and CP6

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

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

Relevant Policies: Core Strategy policies CP6 and CP11

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

Reason: In the interests of highway safety and convenience. *Relevant policies:* Core Strategy policies CP1, CP3 and CP6

11. Prior to first use of the SANG, off-site works comprising a pedestrian crossing, traffic island, footway and bollards and all other associated works as shown on drawing number 3716.003 REV M shall have been provided on Basingstoke Road in accordance with final scheme drawings to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of Highway Safety.

12. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning

authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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

13. a) Notwithstanding the details regarding the details regarding 'Hoggin' footpath surfacing, the 'kissing' gates or the handrails for the 'culvert bridge', which are not approved, no development or other operations shall take place except in complete accordance with the details contained in the Arboricultural Method Statement dated 17th February 2016 – 15369-AMS-CA, TPP – 15369 – BT4, 5867 ASP01 REV B, 5867 ASP 02 REV B, ASPD3.0/SANG/HWD rev B, ASPD3.1/SANG/HWD rev B and the Landscape and Habitat Management Plan (ECO1083.LHMP2016.vf), dated August 2016.

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery until the tree protection works required by the Approved Scheme are in place on site.

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

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to ensure that the necessary measures are in place before development and other works commence.

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

Reason: To ensure that the approved landscaping and habitats are satisfactorily maintained. *Relevant Policies:* Core Strategy policies CP1, CP3 and CP7 and MDD Local Plan policies CC03 and TB23.

15. Notwithstanding the approved details, prior to the development being brought in to use details the secure height barrier shall be submitted to and approved in writing

by the Local Planning Authority. The approved details shall be implemented prior to the development being brought in to use and shall be retained and maintained in perpetuity thereafter.

Reason: to ensure security of the site and maintain parking for users.

16. The development shall be undertaken in accordance with the *Written Scheme of Investigation for a Programme of Archaeological Investigation* (Albion Archaeology, reference 2016/28, dated 19 February 2016) or a similar written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

17. Prior to the first use of the SANG, further landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first use of the SANG. These details shall include:

- The location and design of interpretation boards, including final artwork and information.
- The location and design of bins and recycling bins.
- The surfacing of the 'Hoggin' pathways, which shall be naturally occurring graded 'Hoggin' gravel, 12mm to fines with sufficient limestone content to provide a more consistent and even, self-binding surface. It shall have a minimum limestone content of 85% by weight, a maximum particle size of 12mm and shall be compacted to provide a firm, regular surface which is stable in use.
- The location and details of steel box covers to be installed over locks on maintenance gates.
- Revised details of 'kissing gates' at the locations demonstrated on the approved plan. These shall be widened to a width of 1.8 metres to allow box width of 1.4x1.8metres, with a level area of 1.8x2.5 metres either side.
- Revised details of the handrails to be installed on the culvert bridge. This shall consist of timber balustrading.

Reason: In the interests of the amenity of users of the SANG.

18. Prior to first use of the SANG, the drainage scheme as outlined in the document named 'Technical note' (ref: 001 REV 1, dated 10/05/2016) and outlined on plan numbered 36573-2001-001 REV A shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority. The excavation of the drains shall be overseen by a suitably qualified Tree Consultant to ensure best practice in accordance with BS5837:2012.

Reason: To prevent increased risk of surface water run-off elsewhere.

Informatives:

1. The applicant's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off site highway works and site access connections to the public highway. A separate legal agreement made with the Council under S278 of the Highways Act 1980 is required. No work within or affecting the

public highway shall commence until the agreement has been completed and the Council, as Local Highway Authority, has approved all construction and installation details together with a programme of works.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
4. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
5. Approval of this application for the use of land as SANG does not necessarily mean that it will be acceptable for specific schemes to rely on the facility for the avoidance and mitigation of SPA impacts. For instance the Council's spatial strategy requires that SANG to mitigate the impact of residential development with the Strategic Development Locations is provided within them as part of a comprehensive scheme and associated infrastructure.
6. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
7. The applicant is advised that Berkshire Archaeology must be notified when the approved Written Scheme of Investigation has been fully implemented.
8. The applicant is advised that Approval in Principle will be required in connection with the proposed Culvert shown on the landscaping scheme. Full engineering details must be provided to the Council's structures team prior to the construction of the culvert.

PLANNING HISTORY

Application Number	Proposal	Decision
F/2011/2106	Change of use from agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscape works	Approved – 31/10/2013
161293	Conditions application for the submission of details to comply with the following conditions of planning	Conditions Discharged - 9/9/2016

	consent F/2011/2106 (112605) dated 31/10/2013: 3. Boundary Treatments 4. Hard and Soft Landscaping 5. Landscape and Habitat Management Plan 6. Details of Tree Protection Fencing 13. Surface Water Drainage Scheme 15. Archaeological Work –	
161920	Proposed change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works.	Approved – 23/02/2017
O/2014/2101	Outline application for the development of up to 57 new dwellings to include new access from Basingstoke Road and provision of suitable Alternative Natural Greenspace (SANG) to be considered.	– Appeal against non-determination Allowed 20/7/2016 – Appeal decision quashed on 20/07/2017 – Re-determination allowed – 18/09/2018

SUMMARY INFORMATION	
For Commercial	
Site Area	12 hectares
Previous land use	Agriculture
Proposed use	Use class D2 (Assembly and leisure).
Public open space proposed	12 hectares
Existing parking spaces	0
Proposed parking spaces	12

CONSULTATION RESPONSES	
Berkshire Archaeology	No objection, subject to conditions.
Loddon Valley Ramblers	No objection subject to appropriate gates to prevent motorcycles getting into the SANG.
Natural England	No objection.
WBC Trees and Landscapes	No objection, subject to conditions.
WBC Ecology	No objection, subject to conditions
WBC Highways	No objection, subject to conditions.
WBC Drainage	No objection

REPRESENTATIONS	
Town/Parish Council: No comments received	
Local Members: No comments received	
Neighbours: No comments received	

APPLICANTS POINTS
<ul style="list-style-type: none"> • This is a renewal of a previously approved permission for exactly the same works. The current permission remains extant until 23/02/2020 and will safeguard the permission, should it not take place before the expiry of the permission. • The first phase of the SANG will include the appropriate access and car park in the location of the existing residential garage at Stanbury House. • The proposal will not harm the Ecological features of the site and the site will connect to existing rights of way – Shinfield Byway 25, Woodcock Lane. • The proposal would accord with National and Local Policy, including Natural England guidance. • The access would be a shared surface, un-adopted road which would minimise impacts on the Countryside.

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
	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	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Documents (SPD)	Planning	BDG Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The proposal includes 12 hectares of Suitable Alternative Natural Greenspace, with associated parking and landscaping. The proposal is identical to the SANG already approved (permission still extant) under permission numbered 161920, which in its self, was identical to permission numbered F/2011/2106.
2. The applicant has re-submitted this application which will preserve the permission in the event it is not implemented before it expires.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (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.
4. 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. The proposal is outside settlement limits.
5. The proposal has already been found to be acceptable in principle on the basis that the proposed use of the land, for informal recreation, would contribute to recreation in and enjoyment of the countryside which falls in accordance with Core Strategy policy CP11 which sets out the limited circumstances whereby development in the countryside might be acceptable. The development proposals are also supported by the NPPF which recognises that Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (paragraph 96).
6. The site has been designated under MDD Local Plan Policy SAL05 as a site for the "delivery of avoidance measures for the Thames Basin Heath Special Protection Area". As per this policy, "there is a presumption against the development of this site for uses other than SANG unless the applicant can demonstrate that sufficient alternative avoidance measures for all relevant submitted and/or approved plans and projects within the Borough taking account of Natural England's advice on SANGs".
7. Given this designation, the proposed development is therefore acceptable in principle and other material considerations will be addressed below in this report.

Background:

8. There is an extant permission for the same scheme on the site and this expires on 23rd February 2020. Given that the planning permission will shortly expire the applicant has submitted the current permission to, in effect, keep the permission alive.

9. Adjacent the site (and including the area identified for access), permission exists for 57 dwellings on Land Rear of Stanbury House, Basingstoke Road, which lies to the east of the application site. That scheme is reliant on this SANG its impact on the Thames Basin Heath Special Protection Area. The SANG would be delivered in phases in order to provide mitigation for the development. This being said, this application should be assessed on its own merits and in the context of what it proposes which is the provision of open space for informal recreation and the committee is advised to be mindful of the principle set by the earlier and extant approval(s) of this area for SANG.

Character of the Area:

10. Core Strategy Policies CP1 and CP3, require new development to maintain or enhance the high quality of the environment. TB21 of the MDD Local Plan indicates that proposals should respect the landscape character of the area, retain or enhance existing landscape features such as trees and woodland and providing for appropriate landscaping. Landscaping should consist of locally native species.
11. The Council's Landscape Character Assessment identifies the area in which the site is located as J3 - Spencers Wood Settled and Farmed Clay. The landscape is characterised by pasture and arable fields of a variety of sizes including some small irregular fields, indicative of early enclosure, located around settlements. An intact hedgerow network with hedgerow oaks, woodland blocks and copses including some ancient woodland provide a wooded setting. The most sensitive aspects of the landscape are the ancient woodland copses, pasture enclosed within historic field boundaries and the sense of elevation and views provided across the adjacent lowland landscapes.
12. The application site is consistent with this character, comprising three fields, separated from each other and their wider surroundings by boundary hedgerows and blocks of woodland. There are also a few free standing trees within the fields.
13. With the exception of the loss of small areas of vegetation to accommodate the proposed footpaths, all existing woodland, trees and hedgerows would be retained and supplemented with new woodland planting. It has been demonstrated that the access road, car park and footpaths will be constructed without harm to retained vegetation.
14. Two of the existing fields would be sub-divided: the eastern field on the eastern boundary of the proposed SANG, where new hedge and tree planting is proposed creating enclosure and screening views of the settlement, and the western field on the boundary between the two phases of the SANG. This second fence line would lie on a ridgeline where fencing has the potential to be prominent in the landscape but it is proposed to be a post and rail fence, typical of rural areas.
15. A shared surface access is proposed, which is appropriate given the low level of traffic anticipated and would have a less intrusive, more rural character than a kerbed junction with a separate carriageway and footpath. Additional planting has been shown on the north side of the car park, to allow the hard landscape elements and parked cars to be integrated with into the wider countryside.
16. Basingstoke Road is a Green Route (MDD Local Plan policy CC03), in recognition of the positive contribution made by the trees and other vegetation that line the

road (including trees between North Lodge and South Lodge, which are protected under area TPO21/1970). It will be necessary to cut back overhanging vegetation to achieve the necessary 2.4 by 120 metre visibility splays but not to the extent that it would have a significant impact upon the verdant character of the road.

17. The 120 metre visibility splay to the south would extend almost as far as the Library and School House, a grade II listed building. The visibility splay would be over the existing highway verge and it is proposed to install timber bollards (best suited to the semi-rural character of the area and used elsewhere in the village) to prevent incidental parking on the verge obstructing visibility.
18. With the tree protection fencing, boundary treatments and proposed landscaping scheme the impact upon the character of the area would be acceptable

Residential Amenities:

19. New development should not result in a scale of activity that would be detrimental to the amenities of adjoining landowners (Core Strategy Policy CP3).
20. The nearest dwellings would be to the North of the site at Wellington Court, to the south at Highlands Cottage and fronting Basingstoke Road. Additionally, Outline permission has been granted for the construction of an access and 57 dwellings on the land immediately to the rear of Stanbury House and to the east of the application site.
21. The use of the land for informal recreation would not give rise to undue disturbance and the main impact of the development on neighbouring properties would be from vehicles using the access road. This would be south of Stanbury House in broadly the same location as the existing driveway. Therefore, Stanbury House itself, the 57 new dwellings and to the south of the access, Glenamoy House would be most affected.
22. The access would be orientated to run parallel to the boundary with Glenamoy House, adjacent to the private rear gardens of this property and Stanbury House but bringing it closer to the garden of Glenamoy House than is currently the case. The northern flank of Glenamoy House is a minimum of two metres from the boundary and there would be a minimum of about four metres separation from the access road. Stanbury House would also be a minimum of four metres from the access road at its closest point.
23. Stanbury House has a generous garden, up to 50 metres in width but the Garden at Glenamoy House is much narrower - approximately 16 metres in width. The neighbouring property is a two-storey house with an L-shaped footprint. The rear wing runs parallel to the boundary with the application site, a minimum of two metres from the boundary, and would shelter the private amenity space immediately to the rear of the dwelling from the access. There are a number of ground-floor windows and one first-floor window (which appears to be a bedroom) in the northern, flank elevation.
24. The Transport Statement was completed in 2011, however the Highways Officer has not objected to any of its findings. It indicates that trips would generally be between 07:00 and 21:00 and highest during the late morning and afternoon. The

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

25. Basingstoke Road is a busy road but the garden areas to the west of the properties have a relatively peaceful character. Occupants of Glenamoy House would be aware of passing vehicles particular when using their garden at peak times such as Sunday afternoon but the level of disturbance would not be unusual in a settlement and be no greater than for many houses on corner plots. As such, the impact would not be as severe as to warrant the refusal of this planning application. The formal layout of the 57 new houses which benefit from outline planning permission may also face, or be close to this access road. The same argument applies to these properties and it is not considered that the proposal would cause sufficient disturbance as to warrant refusal of this application.

Access and Movement:

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

27. The applicant's transport statement demonstrates that the proposal would not have a significant impact in terms of traffic generation. As has been discussed, while this dates from 2011, the Highways Officer has not indicated that this affects its validity and nor have they objected to this proposal.

28. Access to the site is proposed to be to the south of Stanbury House in approximately the same location as the existing driveway, opposite The Square. The existing garage would be demolished and access to the dwelling and to the retained agricultural field behind it would be provided off the access road. It should be noted that this agricultural field now benefits for outline permission for 57 dwellings which includes an access in the same location.

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

30. The Highways Officer has requested that a drop kerb be provided at the entrance to the site and that a passing place be provided on the 4.8 metre access road to accommodate passing vehicles should a tractor use the access road. The drop kerb can be secured alongside the details of the access which will be secured by condition. A further condition will be recommended to secure a passing-place on the access road.

31. Notwithstanding the requirement of the Thames Basin Heaths Delivery plan, to provide for car borne access, development plan policy requires new development to provide choice and facilitate access by sustainable forms of transport, including by foot and cycle (Core Strategy Policies CP1 and CP6). The catchment area for the site includes residential development on the eastern side of Basingstoke Road

and the proposal includes provision of a pedestrian refuge on Basingstoke Road, to the north of the junction with the Square. A short section of footpath would be provided from this crossing point leading into the site access.

32. The NPPF (paragraph 98) promotes improvements to the Public Rights of Way network including formation of new links and, while the Natural England SANG quality guidance is focused on shorter walks within SANGs, flexible networks that offer choice and opportunities for longer walks are encouraged. Shinfield Byway 25, Woodcock Lane lies to the west of the site, running north-south, parallel to the A33. The application provides an opportunity to integrate the footpaths within the proposed SANG into the wider Public Right of Way network. It is proposed that a footpath link to Woodcock Lane would be provided as part of phase 1 of the development. This provision would be secured by condition.

Flooding and Drainage:

33. Core Strategy Policies CC09 and CC10 and NPPF require the flooding and drainage implications to be assessed.

34. The site lies within Flood Zone 1, where the risk of flooding is low. The site area is more than one hectare and the application was accompanied by a Flood Risk Assessment. The majority of the site would remain permeable, the exception being the access road, which is proposed to drain to a retention pond adjacent the access road. The submitted Technical Note indicates the provision of permeable pavements in the car park and a filter drain located to the south of the access and a detention basin with the capacity of 150 m³. Discharge from the development will be limited as indicated on the drainage strategy drawing. The Drainage Officer is therefore satisfied that the development will not lead to an increased risk of flooding in the area.

Archaeology:

35. The site is designated as an Area of Archaeological Potential. The applicant has accordingly submitted a Written Scheme of Investigation in support of this planning application. Berkshire Archaeology has indicated that they are satisfied with the scheme and programme contained within this document, subject to a condition requiring the development to be carried out in accordance with that document.

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

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

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

38. However, further dwellings are being delivered on sites allocated in the MDD Local Plan and additional residential development is acceptable within development limits under Core Strategy Policies CP9 and CP17: developments of up to 25 dwellings may be appropriate in Limited Development Locations and up to 100 dwellings in Modest Development Locations. Where these developments fall within 5km of the SPA or are for 50 or more dwellings within 7km of the SPA it will be necessary for them to provide avoidance and mitigation measures. Currently there is only limited capacity in this part of the Borough at Clare's Green Field. This SANG is specifically required for the provision of the 57 houses at Stanbury House.
39. Phase 1 of the proposed SANG would have a 2km catchment and this would increase to 4km once phase 2 was implemented. Thus, the first phase of the proposed SANG would be capable of mitigating development in Spencers Wood and Three Mile Cross and the second phase would expand the catchment area to include Shinfield, Swallowfield and Riseley.
40. The contribution towards conserving sites of European Sites could in itself lend support to the proposal and it could also assist in delivering the Council's spatial strategy.

SANG design quality standards

41. The Thames Basin Heaths Delivery Framework establishes design quality standards for SANGs and these are outlined by Natural England. Natural England have raised no objection to this proposal. The proposal would not necessarily need to fulfil the requirements of a SANG to comply with Development Plan Policy on the use of land in the Countryside for recreational purposes but it would need to do so before it could be relied upon to mitigate the impact of residential development upon the SPA. Since the application is specifically for the use of the land as a SANG it is appropriate to ensure that it meets the relevant design quality standards. The Green Infrastructure team have indicated that some minor changes are required to the landscaping proposed in order for the proposal to meet the required standard (for example the use of more appropriate materials for the bridges), while these were not requested at the time of the most recent permission, the applicant has agreed to provide these minor amendments and these additional details can be secured by condition.

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

42. To fulfil the requirements of a SANG the use of the site would need to be secured in perpetuity. To achieve this it is proposed that the freehold of the land would be transferred to the Council (in two phases) together with a commuted sum for future maintenance: £686008 for the first phase and a further £686006 for the second phase (£1,372,016 in total). This would be secured by S106 agreement.
43. The applicant reasonably expects to benefit from providing the proposed facility and, while it is not a planning matter, it is necessary to understand the mechanism for this and for allocation of capacity within the SANG. It is proposed that, following the transfer of the freehold of the land to the Council, the Council would lease the site back to the applicant for use as a SANG. The lease would secure public access for the intended use and also access for maintenance.
44. When a third party developer wishes to rely on the SANG to avoid residential development having an impact upon the Special Protection Area they would

negotiate a price directly with the applicant and exercise their option to acquire SANG capacity simultaneously to completing the S106 agreement.

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

46. The S106 Agreement that was secured in connection with F/2011/2106 and 161920 is being updated so that it can be completed in respect of this current application in the event that the committee is minded to approve this scheme.

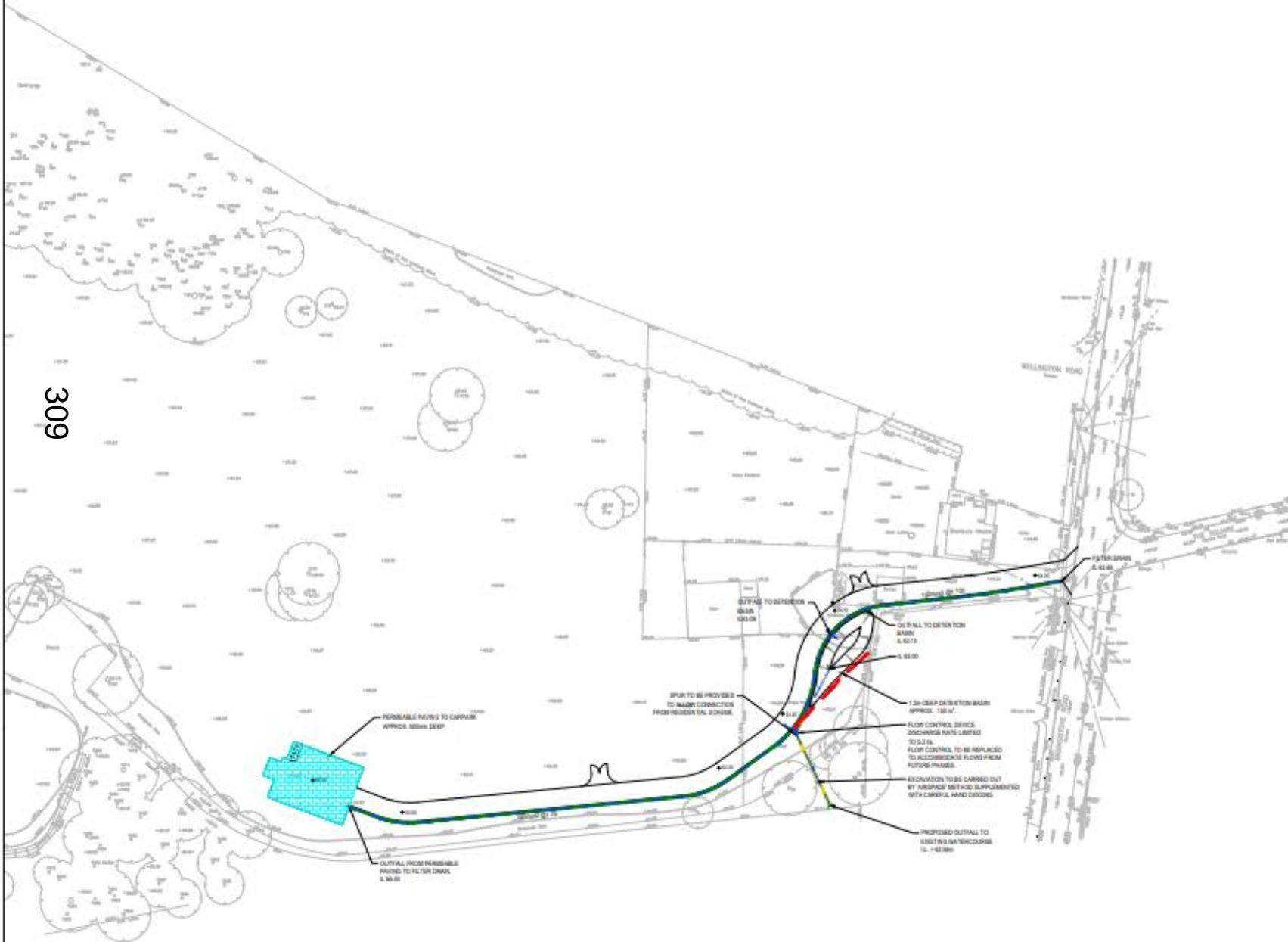
CONCLUSION

The proposal does not conflict with any Development Plan policy and is recommended for **Approval** subject to the recommended conditions and the completion of the S106 Agreement to secure the SANG and its maintenance in perpetuity.

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NOTES

1. ALL DIMENSIONS ARE UNLESS THEY OTHERWISE STATE
2. ALL LEVELS ARE IN METRES RELATIVE TO ORDANCE DATUM UNLESS OTHERWISE STATED
3. ALL COORDINATES ARE IN METRES RELATIVE TO OSNATED SURVEY NATIONAL GRID
4. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY OR PREPARING SHOP DRAWINGS
5. THIS DRAWING IS TO BE READ IN COLLATION WITH ALL ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS



A	DEFLECTION BASIN AMENDED AND LEVELS ADDED	10.08.16	DC	CP	CV-6
Mark	Revision	Date	Drawn	Checked	App'd

SCALE AND NOTES: Do not scale from this drawing. It is made with a PLOTTER AND NOT A SCANNER. The position of any existing walls or ground levels, utility services, shall not be assumed unless on this drawing is indicated by the owner, and no warranty is made, as to accuracy of this, is assumed or implied. Other such parties responsible may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the existence of any existing services, structures, plant or vegetation may affect the operation.

Working Issue Status: **PRELIMINARY**

**SANG at STANBURY HOUSE,
SPENCERS WOOD**

PRELIMINARY DRAINAGE STRATEGY

Client		COOPER ESTATES		pbq	
Date of Issue	18.02.2016	Project	CV-6	Disc	
Plot No.	1300	Drawn	ACS	Checked	ACS
Project Number	36573-2001-001	Sheet	A		
		Office: Houghton The Old Mill Complex www.peterbrett.com		© Peter Brett Associates LLP Cambridge Tel: 01223 862000	

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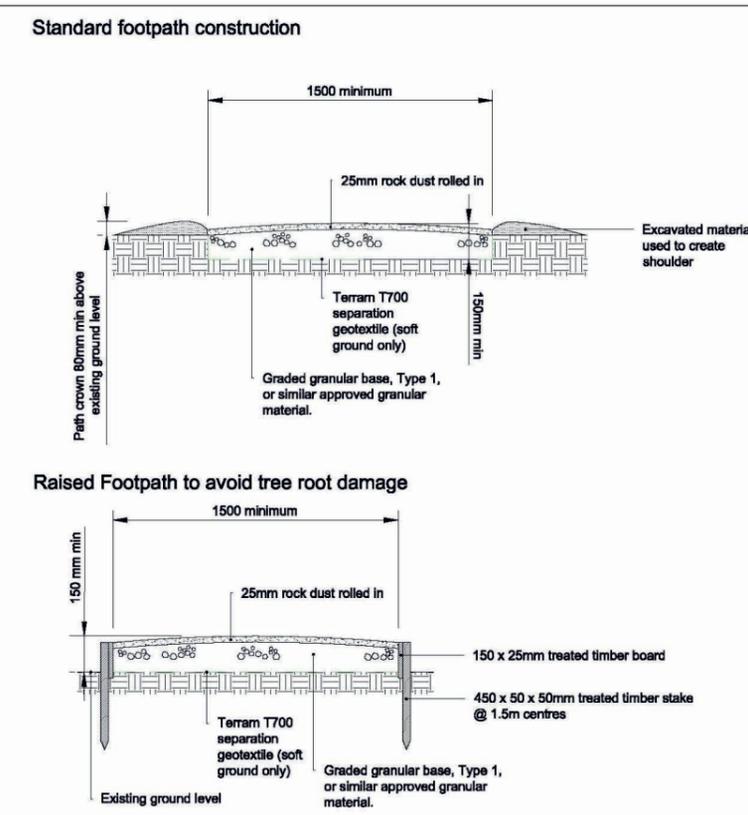
Species	
Common Knapweed	<i>Centaurea nigra</i>
Bird's-foot Trefoil	<i>Lotus corniculatus</i>
Yarrow	<i>Achillea millefolium</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>
Red Clover	<i>Trifolium pratense</i>
Cowslip	<i>Primula veris</i>
Self-heal	<i>Prunella vulgaris</i>
Common Vetch	<i>Vicia sativa</i>
Meadow Buttercup	<i>Ranunculus acris</i>

Pond Planting

Species	
Water Starwort	<i>Callitriche stagnalis</i>
Hemp-agrimony	<i>Eupatorium cannabinum</i>
Yellow Flag	<i>Iris pseudacorus</i>
Purple -loosestrife	<i>Lythrum salicaria</i>
Broad-leaved Pondweed	<i>Potamogeton natans</i>



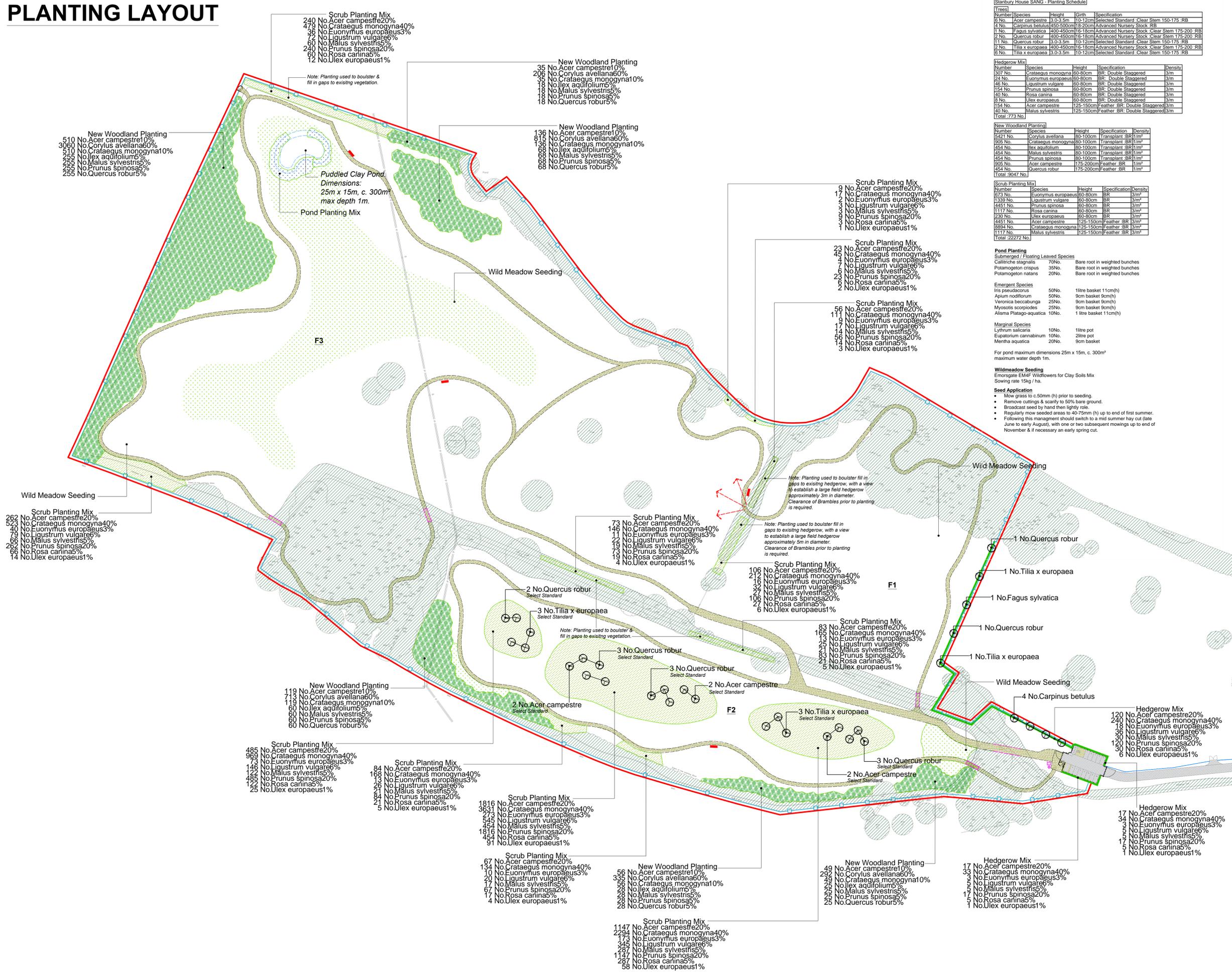
*The design for Phase 2 of SANG is indicative only at this stage



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PLANTING LAYOUT

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Stanbury House SANG - Planting Schedule

Number	Species	Height	Girth	Specification
6 No.	Acer campestre	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB
4 No.	Carpinus betulus	4.0-5.0m	10-12cm	Advanced Nursery Stock BR
1 No.	Fagus sylvatica	4.0-5.0m	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
2 No.	Quercus robur	4.0-5.0m	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
11 No.	Quercus robur	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB
2 No.	Tilia x europaea	4.0-5.0m	16-18cm	Advanced Nursery Stock Clear Stem 175-200-RB
6 No.	Tilia x europaea	3.0-3.5m	10-12cm	Selected Standard Clear Stem 150-175-RB

Number	Species	Height	Specification	Density
307 No.	Crataegus monogyna	60-80cm	BR Double Staggered	3/m
24 No.	Euonymus europaeus	60-80cm	BR Double Staggered	3/m
48 No.	Ligustrum vulgare	60-80cm	BR Double Staggered	3/m
154 No.	Prunus spinosa	60-80cm	BR Double Staggered	3/m
40 No.	Rosa carina	60-80cm	BR Double Staggered	3/m
8 No.	Ulex europaeus	60-80cm	BR Double Staggered	3/m
154 No.	Acer campestre	125-150cm	Feather BR Double Staggered	3/m
40 No.	Malus sylvestris	125-150cm	Feather BR Double Staggered	3/m
Total 773 No.				

Number	Species	Height	Specification	Density
424 No.	Corylus avellana	80-100cm	Transplant BR 1/m	3/m
905 No.	Crataegus monogyna	80-100cm	Transplant BR 1/m	3/m
454 No.	Ilex aquifolium	80-100cm	Transplant BR 1/m	3/m
454 No.	Malus sylvestris	80-100cm	Transplant BR 1/m	3/m
454 No.	Prunus spinosa	80-100cm	Transplant BR 1/m	3/m
454 No.	Quercus robur	175-200cm	Feather BR 1/m	3/m
454 No.	Malus sylvestris	125-150cm	Feather BR 3/m	3/m
Total 3047 No.				

Number	Species	Height	Specification	Density
673 No.	Euonymus europaeus	60-80cm	BR	3/m
1339 No.	Ligustrum vulgare	60-80cm	BR	3/m
4451 No.	Prunus spinosa	60-80cm	BR	3/m
1117 No.	Rosa carina	60-80cm	BR	3/m
230 No.	Ulex europaeus	60-80cm	BR	3/m
4451 No.	Acer campestre	125-150cm	Feather BR	3/m
884 No.	Crataegus monogyna	125-150cm	Feather BR	3/m
1117 No.	Malus sylvestris	125-150cm	Feather BR	3/m
Total 22272 No.				

NOTES:
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1:500 @ A1

KEY:

- Site Boundary
- Existing vegetation
- New Boundary Scrub Planting with a 75mm amenity bark mulch layer to cover the full extent of the planting area.
- New Woodland Planting with a 75mm amenity bark mulch layer to cover the full extent of the planting area.
- New Wildflower Planting: Emorgate EM4F Wildflowers for Clay Soils mix. Sown at 15kg / m²
- New Submerged / Emergent planting
- New Hedgerow planting
- New Puddled Clay Pond
- Existing Field Parcel Areas

F3 Existing Field Parcel Areas

CULTIVATION & PLANTING NOTES
All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS5836. Delivery and handling of all plant material to be in accordance with BS4428/JLICPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.

Hedges: Proposed hedge planting to be planted in double staggered rows using L-shaped notches and in accordance with best practice and BS4428, subject to suitable ground conditions. Trenches for hedge planting shall be avoided to minimise disturbance for ecological areas, in line with ecological recommendations. If trenches are necessary, they shall be excavated to 600mm depth with base and sides broken up, and backfilled with either site won topsoil or imported topsoil to BS3882-General purpose grade. Hedge and shrub plants shall be planted at densities and locations specified on the drawing and backfilled with imported topsoil as required. Hedges shall be planted in double or triple staggered rows and rabbit protection / spiral guards shall be installed. All hedge and shrub planting shall be watered to field capacity following planting, and pruned to create a dense hedgerow and ensure successful establishment. Ongoing maintenance shall be by mechanical means. All existing boundary hedges shall be allowed to grow on and maintained by mechanical means at heights indicated.

Wildflower Grassland Seeding: All existing grass areas and disturbed areas, not hardstanding or access tracks to be sown with suitable species rich wildflower meadow / grazing seed mixes as specified on the planting plan. All compacted areas of ground shall be broken up by mechanical means to ensure 150mm deep loam suitable for blade grading. Any stones or foreign matter larger than 50mm to be removed. Grass seed shall be sown at rates indicated, in two equal sowings in transverse directions during calm weather conditions ideally between March and October where possible. The area shall then be lightly harrowed or raked and watered with fine sprayer or oscillating spray.

Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated in the schedule. All plants shall be watered in field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. All trees to be double staked with cross bar and tied, using 1.2m long, 75mm diameter rounded tree stakes 70mm brads, rubber ties and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility plays to be clear stem to 1.5m high unless otherwise specified. Planting and associated operations shall comply with BS4043, BS4428 and BS5837. Root barriers (ReRoot 100 or equivalent) to be included adjacent to buildings and services where necessary.

Watering: All plants shall be watered in field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. 'the amount of water retained by previously saturated soil once full drainage has ceased'. Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS5845. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Mulching: All planting areas shall be finished with a minimum 50mm bark mulch layer.

Rabbit Proofing: All new bare root planting should be protected using a 600mm high plastic mesh tree guard. This should be removed once the planting has established after approximately 3 years.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

REV	DATE	NOTE	SB	CJ
B	02.08.16	Layout Amended to Planners Comments	SB	CJ
A	05.07.16	Layout Amended to Planners Comments	JM	CJ

REVISIONS

5867 ASP01 B

aspect landscape planning

TITLE
Stanbury House, Spencers Wood, Reading
Planting Plan

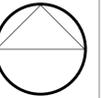
CLIENT
Cooper Estates Strategic Land Ltd.

SCALE	DATE	DRAWN	CHK'D
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HARD WORKS LAYOUT

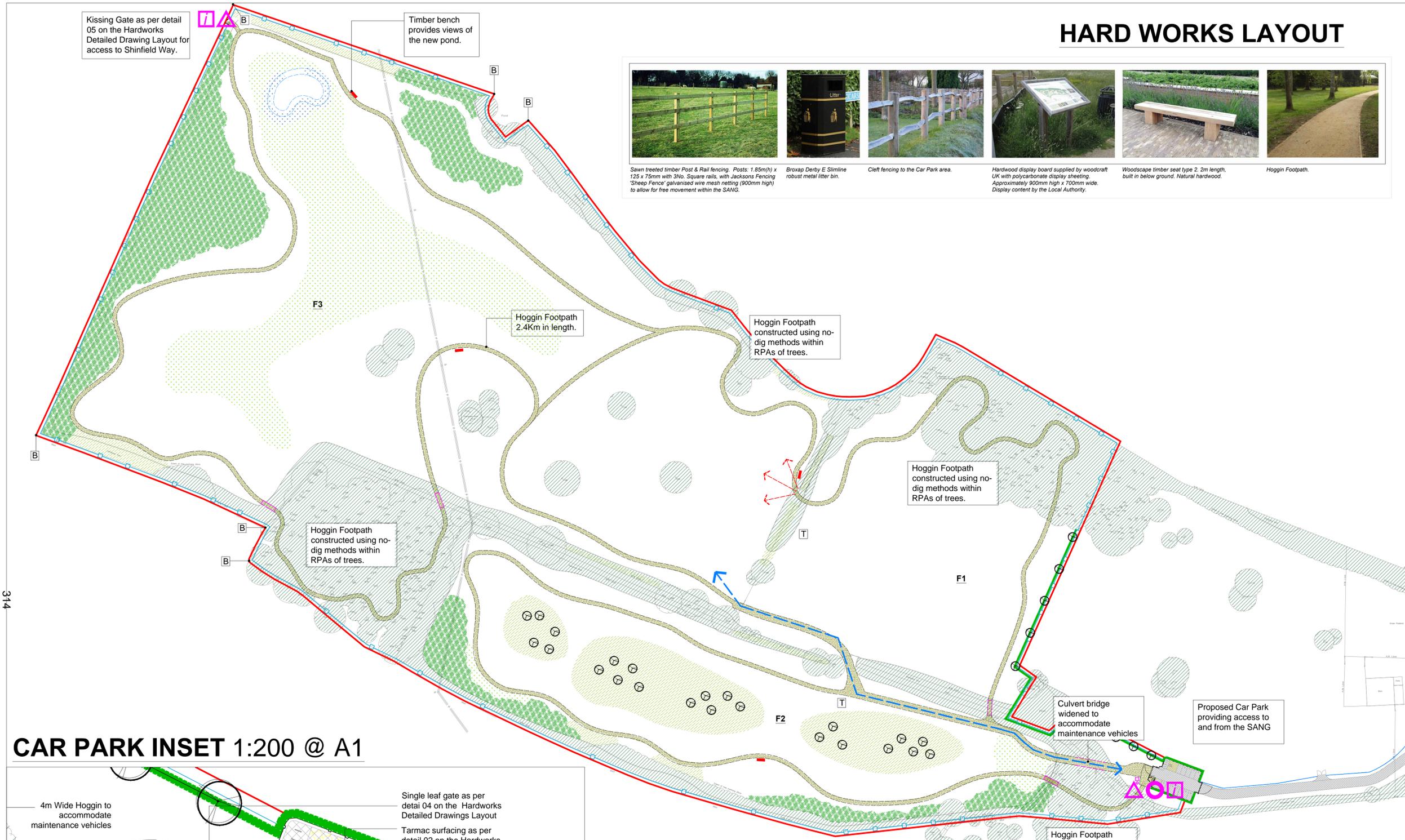
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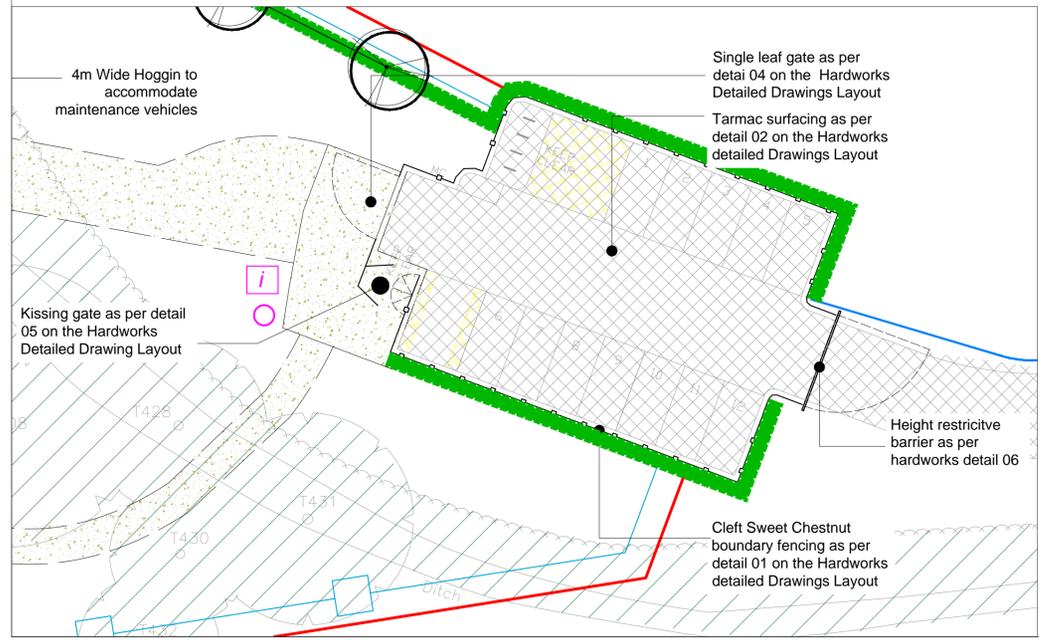


KEY:

- Site Boundary
- New 2m Wide Hoggin Footpath
Ref: 5867 / ASP03 / DETAIL 03
- New Tarmac surfacing to car park
Ref: 5867 / ASP03 / DETAIL 02
- New Cleft Chestnut fencing Car Park
Fencing to surround the Car Park.
Ref: 5867 / ASP03 / DETAIL 01
- New sawn timber post & rail fencing with
galvanised field mesh such as
Jacksons Fencing Ltd. Sheep Fence
900mm high galvan coated B6/90/30 &
C6/90/30 3mm gauge wires top and
bottom, 2.5mm gauge intermediate wires.
Or similar approved.
- Litter Bin
- Viewpoint
- Timber bench locations
- Information Board
- Kissing Gate
- New Culvert Footbridge over Ditch with
handrails. Indicative detailing as per
Hardworks Detail 07.
- Existing Field
Parcel Areas
- Maintenance Vehicle Route sufficient to
accommodate vehicles up to 7 tonnes in weight
- Approximate locations of
retained Troughs
- Purpose made, metal badger
gates located as shown on plan



CAR PARK INSET 1:200 @ A1



REV	DATE	NOTE	SB	CJ
B	02.08.16	Layout Ammended to Planners Comments	SB	CJ
A	06.07.16	Layout Ammended to Planners Comments	JM	CJ

REVISIONS

aspect landscape planning

TITLE
Stanbury House, Spencers Wood, Reading
Hard Layout

CLIENT
Cooper Estates Strategic Land Ltd.

SCALE	DATE	DRAWN	CHK'D
1:1000@A1	FEB 2016	JM	IJ

DRAWING NUMBER	REVISION
5867 ASP02	B

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