



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 9 OCTOBER 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 1 October 2019

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

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



WOKINGHAM BOROUGH COUNCIL

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

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.
41.		APOLOGIES To receive any apologies for absence.	
42.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 11 September 2019	5 - 10
43.		DECLARATION OF INTEREST To receive any declaration of interest	
44.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
45.	Barkham	APPLICATION NO. 191753 - PARCEL AA - ARBORFIELD GARRISON SDL Recommendation: Conditional approval	11 - 42
46.	Finchampstead South	APPLICATION 191112 - MANOR FARM, FINCHAMPSTEAD, WOKINGHAM, RG40 3TL Recommendation: Conditional approval	43 - 68

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 11 SEPTEMBER 2019 FROM 7.00 PM TO 8.28 PM**

Committee Members Present

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

Councillors Present and Speaking

Councillors: John Halsall

Councillors Present

Councillors: Wayne Smith

Officers Present

Chris Easton, Service Manager Highways Development Management
Marcia Head, Development Management Team Leader
Lyndsay Jennings, Legal Specialist
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Andrew Fletcher
Adriana Gonzalez
Chris Hannington
Simon Taylor

32. APOLOGIES

Apologies for absence were submitted from Councillors Stephen Conway and Rachelle Shepherd-DuBey.

33. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 14 August 2019 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

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

34. DECLARATION OF INTEREST

Item 36 – Angus Ross stated that he was a member of Wokingham Borough Council's Local Access Forum and was also a member of the local ramblers association. Angus stated that he was able to take part in the debate and the vote as he did not have a pecuniary interest.

Item 40 – Gary Cowan declared an interest for this item on the grounds that he had been involved with various issues related to the Coombes Woodland for many years. Gary added that he would take no part in the debate nor the vote.

35. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item number 39, application number 191112 (Manor Farm, Finchampstead, RG40 3TL), was withdrawn from the agenda.

36. DIVERSION ORDER WOKINGHAM 16

Proposal: Diversion Order FP Wokingham 16

Applicant: Bellway Homes Ltd

The Committee received and reviewed a report about this Diversion Order, set out in agenda pages 11 to 16.

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

Simon Weeks stated that the Diversion Order was envisaged to be required as a part of the outline application for the site, and would be a minor diversion to the eastern side of the route and had received no objections.

Malcolm Richards queried what road safety aspects had been taken into account as the diversion would cross an estate road. Andrew Fletcher, Case Officer, clarified that there would be a safe crossing point available for the user. The road formed a part of the NWDR and there were adequate crossings with central islands being provided

RESOLVED That Diversion Order Wokingham 16 be authorised, as per the recommendation as set out on agenda page 11.

37. APPLICATION NO. 191972 - 24 MATTHEWSGREEN ROAD, WOKINGHAM, RG41 1JU

Proposal: Householder application for the proposed erection of a single storey extension to existing detached garage, plus conversion of the garage into habitable accommodation.

Applicant: Mr Graham Ebers.

The Committee received and reviewed a report about this application, set out in agenda pages 17 to 30.

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

Simon Weeks stated that this application was before the Committee as the applicant was the Deputy Chief Executive of Wokingham Borough Council. An application of this nature would not routinely come to the Committee, however all Officers who form a part of the Council's Corporate Leadership Team were required to have their planning applications brought forward to the Planning Committee to allow for an additional level of scrutiny and due diligence. Simon added that there had been no objections to this application.

Pauline Jorgensen queried how had the plans been validated with regards to parking, as there were no plans showing the available parking submitted. Marcia Head, Development Management Team Leader, stated that the Case Officer had undertaken a site visit and had no concerns regarding the parking provision. Subsequently, there was no need to require a parking plan to be submitted as a part of this application.

RESOLVED That application number 191972 be approved, subject to conditions and informatives as set out in agenda pages 17 to 18.

38. APPLICATION NO. 191566 - OLD BIRD HOUSE, MILLEY LANE, HARE HATCH, RG10 9TH

Proposal: Full planning application comprising a new vehicular access, improved vision splays to Milley Lane for the existing and new access and associated fencing and gates

Applicant: Mrs D Klat

The Committee received and reviewed a report about this application, set out in agenda pages 31 to 54.

The Committee were advised that the Members' Update included:

- A summary of 20 additional submissions against the proposal, and Officer responses to issues not raised in the previous submissions;
- Additional Officer comment regarding traffic data;
- Additional Officer comment regarding materials to be used;
- Additional Officer comment regarding the loss of hedgerows;
- Correction to the final paragraph on agenda page 31 to state that Council Officers raise no objection, as distinct from the objections raised by the Ward member;
- Correction to paragraph 26 on agenda page 43, clarifying that listed building consent was not required and therefore Informative 1 was unnecessary.

Kim McLaren, resident, spoke in objection to the application. Kim stated that there had been 45 objections to this application, including from both Wargrave & Ruscombe Parish Councils. Kim added that this application sought the removal of all hedges and trees on this stretch of the road, and was directly opposite a listed building. Kim stated that the application would encroach on the green belt and would allow for the removal of mature native hedging and trees. Kim commented that the application would be harmful to the greenbelt and would become a negative feature within the setting of the listed building's character. Kim added that TB24 required conservation of designated heritage assets, and was of the opinion that the views from Hill House were a material consideration and formed a part of the character of this listed asset. Kim stated that the application was located close to an area of special interest, and when taking in to account the recently declared climate emergency by Wokingham Borough Council serious consideration and reserve should be given to proposals asking for the removal of mature trees and hedgerows and therefore should be required to remain. Kim raised concerns about traffic safety implications on Milley Lane, and added that HGVs could be impeded, even more so than currently, as a result of the proposed works. Kim concluded by stating that this location was inappropriate for access to the site and the application would harm the listed building Hill House.

Paola Kalisperas, on behalf of the applicant, spoke in favour of the application. Paola stated that the application would bring safety improvements to the existing main gate of the site. Paola added that her mother had originally purchased The Old House and the cottage combined, and subsequently purchased the current plot to breed rare pheasants – hence the name The Bird Gardens. Her mother had since sold part of the property. Paola stated that the current application had been altered based on pre-application advice and feedback from planning officers. Paola added that the application would achieve vehicular access to the Bird Garden in addition to widening the verges and improving the lines of

site. Paola stated that should the application be refused, access to the Bird Garden would be very limited and residents would be forced to park on Milley Lane to gain access to the land from the roadside. Paola concluded by stating that all pre application conditions had been met, and the applicant had complied with all officer advice and feedback.

John Halsall, Ward Member, spoke in objection to the application. John was of the opinion that this application was in effect a retrospective planning application. John stated that the site already had good access and felt that access should have been retained when part of the property was previously sold. John added that Milley Lane was only 1 track wide, and heavy goods vehicles could often be seen blocking the lane by driving in the opposite direction to one another. John added that the proposed application would cause safety implications on Milley Lane, in addition to encroaching on the green belt.

Andrew Mickleburgh queried whether accidents had been recorded on Milley Lane, whether the setting of the nearby listed building was a material consideration and why a bat survey had been undertaken. Chris Easton, Service Manager - Highways Development Management, stated that Wokingham Borough Council (WBC) held all traffic accident data for all of the surrounding areas. However, if road users did not report an accident to the police, for example if it was a minor accident, WBC would not know that the accident had occurred and therefore there were no recorded incidents on this stretch of road. Simon Taylor, Case Officer, stated that the existing bird aviaries were proposed to be demolished, but the type of construction would mean that the building was unlikely to be used as bat roosts and the removal of the vegetation adjacent to the road was acceptable outside of the bird nesting season. Simon stated that WBC's conservation Officer had reviewed the proposals and had made no objections on the grounds that the proposed development would not impact on the setting of the nearby listed building.

Gary Cowan queried the width of Milley Lane compared to the proposed access, and why this item came to Committee prior to the conclusion of the consultation process. Chris Easton stated that the access would be 5.5m wide, with Milley Lane being approximately 5m wide. Simon Weeks commented that this would make the visibility splays wider which could lead to better road safety. Marcia Head, Development Management Team Leader, stated that the recommendation before the Committee was to approve the application in principle and to defer and delegate the final decision to the Assistant Director of Place Based Services based on any further comments received as part of the consultation.

Pauline Jorgensen queried whether the loss of the hedge rows was deemed acceptable, and how comparable the proposed access was to other access points in the area. Simon Taylor stated that the hedgerows would be replaced and were subject to landscaping details condition 3. Chris Easton stated that the proposed access was not dissimilar to the existing access to the main house.

Chris Easton clarified that the applicant could improve the vision and sight lines of the existing access by cutting back and removing the hedgerow without the need for planning permission.

Carl Doran queried why the visibility splays were required to be changed after such a long time, why the vegetation was required to be removed and whether there were different standards of visibility splays. Chris Easton stated that the current visibility splays were historic and dated back to pre-motor vehicle days. Chris added that the applicant had undertaken speed surveys and in accordance with the derived data the visibility splays were proposed to be adjusted accordingly. Chris stated that the speed surveys undertaken

showed that vehicles were no travelling along the road in line with the derestricted 60mph speed limit, which had allowed the applicant to retain more of the hedgerow and vegetation. Chris stated that the proposals would significantly improve the road safety around both the existing and proposed entrance and at the junction of Scarlets Lane and Milley Lane.

Carl Doran queried what constituted engineering works, as stated within the application. Marcia Head stated that although there was no statutory definition, engineering works was widely held to include formation of an access point.

Gary Cowan queried whether the existing hedgerow was an ancient hedge, and what research had been done to determine the effects of its removal in the context of the recently declared climate emergency by Wokingham Borough Council. Chris Hannington, Team Manager - Trees and Landscape, stated that he had not seen anything within the hedge that showed that it was an ancient or an important hedge. Chris added that the estimates he had heard suggested the hedge was planted approximately 30 years ago, and this estimate was likely to be approximately correct based on the evidence he had seen. Chris stated that the proposals could improve the species mix at the site, and the length of the hedge would remain approximately the same as part of the proposals.

Carl Doran proposed that the Chairman in conjunction with the Assistant Director Place Based Services review any further submissions as a part of the ongoing consultation. This was seconded by Angus Ross and upon being put to the vote the motion was carried and added to the recommendation.

RESOLVED That application 191566 be approved in principle, with the final decision delegated to the Chairman in conjunction with the Assistant Director Place Based Services subject to any additional submissions as a part of the ongoing consultation, subject to conditions and informatives as set out in agenda pages 32 to 35, various corrections and removal of informative 1 as set out in the Members' Update.

39. APPLICATION NO. 191112 - MANOR FARM, FINCHAMPSTEAD, RG40 3TL
This item was withdrawn from the agenda.

40. TREE PRESERVATION ORDER (TPO) - COOMBES WOODS, TPO 1684/2019
Gary Cowan left the room and did not participate in this item.

Proposal: Confirmation of TPO 1684/2019

Applicant: Wokingham Borough Council (WBC)

The Committee received and reviewed a report about this TPO, set out in supplementary agenda pages 3 to 38.

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

Candice Jules, resident, spoke in objection to the TPO. Candice stated that her land used to be a part of the Newland Farm and was originally planted for the purpose of harvesting trees. Candice stated that her paddock predominantly housed silver birch trees, and had previously been overrun with rhododendron which she had cleared. Candice stated that she was concerned with the additional species included within this TPO, as some of them were seen as weeds which needed careful management. Candice added that she had

submitted a woodland management plan to WBC with no response. Candice stated that a 5 day dated and diseased tree application took a considerable amount of time for WBC to respond to. Candice queried how WBC would manage with increased correspondence if holly, which was seen as a weed, was classed as a tree under this TPO and required permission to manage.

Dean Thompson, resident, spoke in objection to the management of the TPO. Dean stated that he had planted 400 trees on his land, and just 18 now remained as a result of theft and antisocial behaviour by members of the public. Dean stated that landowners and woodland mangers needed to be able to properly manage their woodland effectively and efficiently, and this TPO would inhibit this.

Chris Hannington, Case Officer - speaking about woodland management, clarified that a woodland management plan (WMP) had been received from Mrs Jules however it was deemed to not be up to standard. Chris added that a management plan approved by the Forestry Commission sat above a TPO and a TPO was a flag to the FC that a woodland provided amenity value. They would consult the council over WMPs in such cases. Chris stated that there was some evidence that some of the woodland at the Coombes had been planted in rows, ostensibly for forestry, however there was other contradictory evidence such as rows of various different species planted which suggested otherwise. Chris stated that all tree species were included within this TPO, however species such as rhododendron which were not classified as trees were not to be protected.

Angus Ross commented that many of the general public that used the woodland for recreational walks would be unlikely to see different ownership, and this TPO would allow WBC some control over the area in order to retain its amenity value.

Andrew Mickleburgh queried how long an approved woodland management plan would last. Chris Hannington stated that an approved woodland management plan would likely last for many years or even decades. Chris added that if somebody deviated significantly from an approved woodland management plan, the TPO would be a legal vehicle to prosecute under the terms of the TPO. Simon Weeks commented that a TPO would remain even in cases of change of ownership.

RESOLVED That TPO 1684/2019 be confirmed.

Agenda Item 45.

Application Number	Expiry Date	Parish	Ward
191753	EXT	Barkham; Arborfield and Newland; Finchampstead South	Arborfield; Barkham; Finchampstead South; Swallowfield

Applicant	Millgate Homes (C/O Mr Richard Barter)
Site Address	'Parcel AA', Princess Marina Drive, Arborfield Garrison
Proposal	Application for approval of reserved matters pursuant to outline planning consent O/02014/2280 for the erection of 44 dwellings associated internal roads, parking and landscaping.
Type	Reserved Matters
PS Category	1
Officer	Alex Thwaites
Reason for determination by committee	Major application (Strategic Development Location – Arborfield)

FOR CONSIDERATION BY	Planning Committee on Wednesday, 9 October 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application relates to land east of Princess Marina Drive adjacent to the existing cricket pitch 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 44 dwellings, which represents phase twelve 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 twelfth stage of the Arborfield Garrison development and would not have a significant detrimental impact on the character of the area or on the amenities of the existing residents.

The site is located off Princess Marina Drive in a very central area of the Strategic Development Location (SDL). The north east of Parcel 'AA' is bordered with Moat House development area and the Cricket pitch located to the south. The existing playing fields are located opposite on the north side of Princess Marina Drive and the road is used as a primary bus route. The topography of the site is relatively flat and lacks any particular key features. The site was previously home to the Bailleul Sergeants' Mess, which was a part 3/4 storey 1930s/1980s officer accommodation building that spanned the majority of the site.

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

In design terms, the proposal meets all the council's standards, in particular garden depths and parking standards. Equally, the proposals follow the parameters set out in the outline application and the development concords with the previously approved design code for the Moat House Area. The actual design of the units features a more traditional design that is successfully reflective of the recent phase of development, particularly 'Parcel M', 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:

Conditions and informatives:

Conditions:

1. Outline Application Compliance

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

2. Plans

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

Plans and Document list to be finalised for Members update.

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

3. Landscape Maintenance and Management

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

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

4. Car parking to be provided

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

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

5. Access Prior to Occupation

No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

6. 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).

Informatives:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission. Equally, this permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act that accompanies planning permission O/2014/2280 dated 02/04/2015.
2. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
3. **Work on Highway**
The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
4. **Mud on Road**
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
5. **Highway Management**
Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
6. **Utilities**
Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

7. Noise

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

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

	<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 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.</p>	
150162	<p>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’</p>	Approved 26/11/2015
153336	<p>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.</p>	Approved 24/03/2016
161536	<p>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’</p>	Approved 14/09/2016
161747	<p>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,</p>	Approved 23/11/2016

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

	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’	
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
190455	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 – ‘Phase Eleven’	Approved 13/06/19

SUMMARY INFORMATION

For Residential

Site Area	0.77
Proposed units	44 units (26 apartments & 18 house units)
Proposed density - dwellings/hectare	57 dph (higher density)
Number of affordable units proposed	N/A (Please see ‘Dwelling Mix’ section)
Previous land use	MOD Use
Proposed parking spaces	78 spaces (15 of which are unallocated or visitor spaces)

CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust	No comments received
--------------------------------------	----------------------

Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No comments received
NHS Wokingham Clinical Commissioning Group	No comments received
WBC Biodiversity	No objections
WBC Economic Prosperity and Place (Community Infrastructure)	No objections
WBC Drainage	No objections
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objections
WBC Highways	No objections subject to conditions
WBC Tree & Landscape	Objection on the basis of limited space for planting within the site [<i>Officer Note: The site is adjacent to large areas of open space and mature vegetation. Please see Landscape section</i>]
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received

REPRESENTATIONS

Town/Parish Council:

Arborfield and Newland:

"Planning Policy CC07 has not been complied with:

1.Planning Policy CC07 requires that, "For Residential parking the developer will need to show that spaces identified to serve each dwelling are within an acceptable distance from that dwelling (normally 25m for allocated parking). On larger schemes a plan showing plot numbers and parking layout allocation / unallocated and visitor spaces will be required." There appears to be no compliance with this condition on the plans, and there is no provision for on-street parking. This is likely to cause an overspill onto Princess Marina Drive.

2.Road Safety Audit:

The Road Safety Audit only takes into consideration 18 of the proposed 44 dwellings and therefore does not accurately reflect the safety implications of the proposed junction with Princess Marina Drive. As there is very realistic likelihood of on-street parking on Princess Marina Drive, this has the potential to obstruct the view at the junction. This has not been taken into consideration and is likely to impact on the safety of the junction design."

Finchampstead Parish Council:

'Noted'.

Barkham Parish Council:

'Barkham Parish Council have no comments on this 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
<p>Description of Development:</p> <p>1. The proposal is a reserved matter application for 44 residential units, relating to outline application O/2014/2280 which was approved in April 2015.</p> <p>Principle of Development:</p> <p>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).</p> <p>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.</p> <p>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.</p>

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 central point in the SDL adjacent to Princess Marina Drive, the cricket pitch and the Moat House. The application site, referred to as 'Parcel AA' at outline, is immediately adjacent to the junction of Princess Marina Drive and Buttenshaw Avenue.
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 (26 units) and houses (18 dwellings). 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 twelfth phase:

		Total
Apartments	1 bed	6
	2 bed	18
	3 bed	2
Houses	2 bed	4
	3 bed	6
	4 bed	8
	Total	44

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. Under application 190805 an Affordable housing strategy was approved that included details of size, type and tenure mix for each phase. The strategy outlines the proposals of the SDL as a whole and the percentage of affordable housing in each Parcel. In terms of Parcel AA, the strategy proposed no affordable units on the basis that 8/9 affordable units would be inefficient in terms of management and that these units will be absorbed into other larger and more sustainable areas of the SDL..

16. Under the Outline permission, the s106 sought a 20% on site affordable housing provision as well as a commuted sum for the provision of off-site affordable housing in order to secure the overall 35% provision in total. While the Parcel itself does not include any units, it is compliant with both the outline and application 190805 which have both secured the overall provision required on the site as whole. For clarity, the affordable units required for this application are to be provided elsewhere and therefore the proposal is considered acceptable as the overall provision has already been secured.

Masterplan - Layout:

17. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and 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.

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

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

19. 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.
20. 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.
21. 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.
22. The submitted masterplan recalls the principals within the outline planning application and design code. These principles were based on the existing structures on the site as well as the context of the parcel within the wider strategic development location. In this case, consideration has been applied to the relationship of the site and the constraints of the surrounding area and the masterplan is considered to work well both on its own and within the wider development.

Masterplan - Density:

23. 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 AA' to be *high* density (37-50 d/ha).
24. The overall density proposed by the application is 57 d/ha based on a 0.77ha developable area. When considering the approved outline the parcel is also established as being able to be four stories in height given the existing buildings that were present and this pushes up density on the site. Whilst the proposed is marginally above the density range specified for this parcel, it is considered that the scale and appearance is wholly in accordance with the parameters and design vision for this part of this strategic development site. The development complies with adopted standards and as such, is considered acceptable.

Masterplan – Design and Appearance:

25. 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 traditional 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.
26. 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. 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.
27. 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.
28. 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 housing estates.
29. When considering the proposed larger residential apartment building, this has been designed in order to be compliant with the parameters secured at outline. The previous structure on site, the Bailleul Sergeants' Mess, was a four storey typical garrison building that immediately bounded the cricket pitch. At outline it was envisioned that the development would echo this previous building and therefore the parameters secured a (up to) four storey proposal. The submitted masterplan complies with this design and the plans show a four/three storey apartment building located in a similar place to the previous Sergeants' Mess. The proposal is therefore considered to be compliant with both the outline and the previously approved design code.
30. The overall design approach for all of the dwellings and larger residential block is considered appropriate. The proposal in terms of its scale and design reflects both the previous development on the site, large four story building which has been demolished and that of the surrounding area. The designs are considered successful in their 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:

31. 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*.
32. Due to the previous use on the site, the Bailleul Sergeants' Mess, the site consists of very limited vegetation and the majority of the surface being covered by hardstanding. However it is also important to note that the group of TPO trees to the west of Parcel A-A and a single TPO tree adjacent to the south eastern boundary (both TPO 1453/2012) should not be compromised by the development.
33. The submitted masterplan and soft landscaping plan takes both these factors into account. While there are comments received from the Landscape Officer over the amount of landscaping proposed, the masterplan has allowed for landscaped stripes as well as development being located away from these protected trees to the south and west.
34. 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 a larger masterplan context. 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 playing pitches as well as to the south in the cricket pitch area. 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.
35. 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 Princess Marina Drive, which disrupts views from the highway to the apartment buildings and planting is proposed along the remaining boundary with Princess Marina Drive. The Landscape Officer has raised objections regarding the ability to plant within the site due to the constrained nature of this parcel and the number of dwellings being proposed. However given the sites location, adjacent to large areas of open green space and the mature landscaping immediately surrounding the site, it is considered that this proposal is acceptable despite the lack of opportunity for on-street planting. Conditions relating to the landscaping and management are proposed as well as conditions on the outline that require appropriate planting for the parcel and therefore, on balance, the proposal is considered acceptable in this sense.

Masterplan – Conclusion:

36. The design approach taken to inform the layout and appearance of the buildings is considered to respond well to the existing landscape features, context of the site and surrounding area. The applicant has satisfactorily demonstrated a comprehensive approach to the delivery of the dwellings under consideration by this reserved matters application. This has been achieved through applying the principles of the design code in the proposed layout and the principles of the Garden Village.

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

Residential Amenity – Impact upon Neighbouring Properties:

38. 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.

39. The site is located away from existing residential development on the south side of Princess Marina Drive and therefore the nearest neighbouring properties are located to the south of the site on Tope Crescent. Given the size of the separation distances and the onsite conditions, it is considered that there would be no significant impacts to existing residents in terms of overlooking, loss of light and overbearing.

Residential Amenity – Noise:

40. Whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the housing, this would not be to an extent that is unusual in a residential area. As the site has been identified as being suitable for housing, the principle of residential development in this area has been established. The outline permission also secured via condition and s106 the Construction Management Plan and construction routes for the proposal in order to keep disruption to a minimal. Construction activities would be temporary and Condition 68 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.

41. It is considered that the proposal would not result in any significant harm to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance.

Residential Amenity – The Amenity of Future Occupants:

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

43. *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 that shows all but two of the units are compliant with this WBC standards. These two units, plots 8 and 9 (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. Additionally, these units have a slightly shorter garden to allow for rear access for plots 4, 7, 8, and 9. 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.

44. *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:

45. The layout of the masterplans takes into account the security required for a residential scheme. For example the apartment buildings face onto the open space, in particular the cricket pitch for natural surveillance. Equally, the car parking for properties are well overlooked and dwellings located on the periphery are orientated to overlook public paths.

Sustainable Design and Construction:

46. 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.

47. 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:

48. 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.

49. The main site access onto Princess Marina Drive was operationally assessed at the outline stage and identified to function satisfactorily. A Road Safety Audited was also undertaken. These outline proposals also include pedestrian, cycle and equestrian facilities along Princess Marina Drive.

Access and Movement – Site Layout:

50. The principle access to the site would be from the Princess Marina Drive and this serves the properties as well as the apartments that have rear access. Five properties, Plots 1-5, are individually accessed off Buttenshaw Avenue as these face onto the highway.

51. The proposal has been designed in accordance to the street hierarchy detailed in the Moat House. 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.

52. Additionally, the proposal includes shared surfaces and private drives off the tertiary street that provide access to some residential dwellings. These areas of the 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:

53. 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.

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

	nos
Total Unallocated/Visitor	15
Total Garage	8
Total Allocated	55
Total Parking	78

55. The application proposes a total of 78 spaces for 44 dwellings (26 flats and 18 houses), of which 15 spaces unallocated or visitor spaces and 8 garages.

56. 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.

57. Additionally a condition has been placed on the application to secure an appropriate amount of electric vehicle charging points in order to achieve sustainable standards for the site.

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

Access and Movement – Pedestrian, Cycle & Equine Access:

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

60. Given Parcel AA is the twelfth 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:

61. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 29 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDL Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.

62. Cycle parking is provided on site both within garages and sheds where there are no or smaller 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:

63. In order to ensure good public transport to the site, a public transport strategy has been secured by Condition 33 of the outline planning consent. This secured the use of Princess Marina Drive as primary streets with bus stops being located in the area to the west of Parcel AA. 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:

64. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and Arborfield Garrison SPD generally requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.

65. At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding, as indicated by Flood zone 1 on the Environment Agency's Flood map. No housing development is located within areas that flood and therefore the proposal is considered acceptable in this regard.

66. Drainage was fully assessed at outline stage, the Council and the EA were satisfied that the site has sufficient storage capacity and that the provision of SUDs, which will incorporate flood attenuation ponds, can be accommodated on-site and will mitigate the impacts of the development. The benefit of SUD's over the existing field use is that these should improve the current situation by preventing water from running off the land too quickly.

67. However in order to ensure no harm occurs a surface water drainage scheme for the site, based on sustainable drainage principles is required to be submitted for review as part of the conditions imposed. This is being assessed under a separate condition application (Condition 41 of O/2014/2280) however there is sufficient capacity within

Parcel AA to accommodate the SUDS for this development which are incorporated into the highway drainage system.

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

Thames Basin Heaths Special Protection Area:

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

70. The development will be mitigated by the provision of the Suitable Alternative Natural Greenspace (SANGS) in the north-eastern part of the outline application site ("Northern SANGS") and at West Court ("West Court SANGS"). This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this phase of the Arborfield Garrison development. Planning permission for the SANGS has been granted under the outline consent (Ref: O/2014/2280) and as such this meets the Natural England's '*Guidelines for the Creation of Suitable Alternative Natural Greenspace*' (SANG) (2008) in terms of having all the essential features required to attract recreational users away from the SPA. Natural England and the Biodiversity Officer are satisfied with this approach. The SANG is currently open and in use by existing residents.

Ecology:

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

Archaeology:

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

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular

planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

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.



RECREATION GROUND

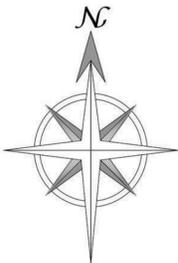
PRINCESS MARINA DRIVE

BUTENSHAW AVENUE

19-44

Indicative Footpath to be delivered by Crest Nicholson. Please refer to Outline Consent

CRICKET FIELD



KEY

- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED INDICATIVE PLANTING
- EXISTING PLANTING
- BANK



Rev	Date	Amendment	By

Status **PLANNING**

Project Address
Arborfield Garrison
Parcel A-A

Drawing Title
Site Layout
Coloured Site Layout

Drawn By	SH	Date	May 19
Check	CR	Scale	1:250@A1

Drawing No.	Rev.
AA-CSL-01	-

33

This page is intentionally left blank



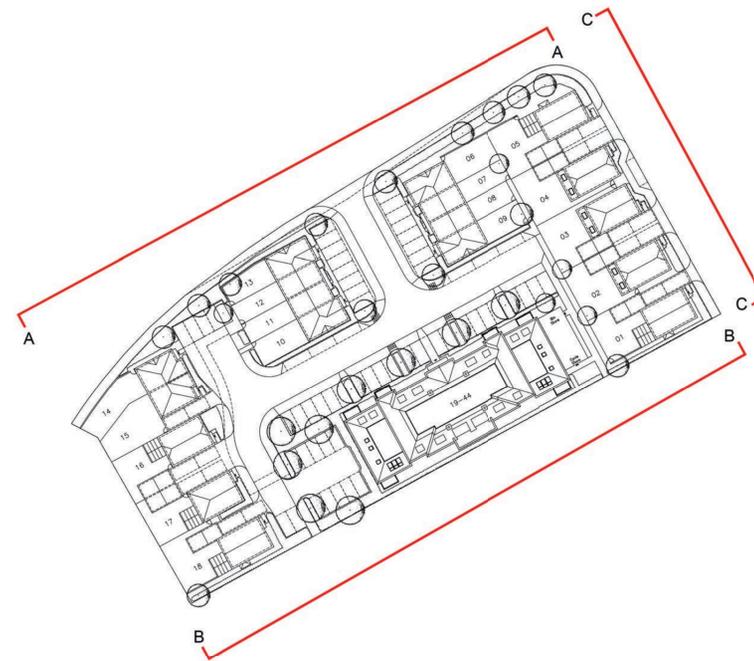
Proposed Street-scene A-A



Proposed Street-scene B-B



Proposed Street-scene C-C



Key Plan



MILLGATE

Rev	Date	Amendment	By

Status **PLANNING**

Project Address
Arborfield Garrison
Parcel A-A

Drawing Title
Street-scenes

Drawn By	SH	Date	May 19
Check	CR	Scale	1:200@A1

Drawing No.	Rev.
AA-SS-01	-

This page is intentionally left blank

PLANNING REF : 191753
SUBMITTED BY : Arborfield & Newland Parish
DATE SUBMITTED : 20/08/2019

COMMENTS:

1. Planning Policy CC07 has not been complied with:
Planning Policy CC07 requires that, "For Residential parking the developer will need to show that spaces identified to serve each dwelling are within an acceptable distance from that dwelling (normally 25m for allocated parking). On larger schemes a plan showing plot numbers and parking layout allocation / unallocated and visitor spaces will be required." There appears to be no compliance with this condition on the plans, and there is no provision for on-street parking. This is likely to cause an overspill onto Princess Marina Drive.

2. Road Safety Audit:
The Road Safety Audit only takes into consideration 18 of the proposed 44 dwellings and therefore does not accurately reflect the safety implications of the proposed junction with Princess Marina Drive. As there is very realistic likelihood of on-street parking on Princess Marina Drive, this has the potential to obstruct the view at the junction. This has not been taken into consideration and is likely to impact on the safety of the junction design.

This page is intentionally left blank

PLANNING REF : 191753
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 08/08/2019

COMMENTS:

Barkham Parish Council have no comments on this application

This page is intentionally left blank

PLANNING REF : 191753
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 26/07/2019

COMMENTS:
Noted.

This page is intentionally left blank

Agenda Item 46.

Application Number	Expiry Date	Parish	Ward
191112	11 October 2019	Finchampstead	Finchampstead South

Applicant	Mr Slavchev
Site Address	Manor Farm, Finchampstead RG40 3TL
Proposal	Full planning application for the erection of 25No polytunnels (retrospective)
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Major application (> 1 hectare in area)

FOR CONSIDERATION BY	Planning Committee on Wednesday 9 October 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application seeks retrospective approval for the erection of 25 polytunnels as part of the wider soft fruit production within a 36.3 hectare farm known as Manor Farm. It is operated by EU Plants and is roughly bounded by Jubilee Road, Dell Road, Lower Sandhurst Road and Cricket Hill/Longwater Road.</p> <p>The polytunnels each measure 7.7m (width) x 3m (height) and 75m-120m (length) within an area of 2.2 hectares. It complements the existing 4.85 hectares of polytunnels already on the farm, resulting in a total of 7.05 hectares or 19% of the total land holding. They are used for the propagation of baby strawberry plants.</p> <p>The Planning Statement submitted as part of this application acknowledges that retrospective planning application 161194 for 10 polytunnels across one hectare in the south eastern corner of Manor Farm was to be the final phase of polytunnel construction. However, a new contract for an additional 110,000 strawberry plants for late 2019 was agreed, primarily to prepare for potential border and tariff issues that are likely to arise with Brexit uncertainties.</p> <p>The polytunnels are located on the southern slope of the hillside at the northern end of the farm. They are readily visible in wider views of Blackwater Valley from the Finchampstead War Memorial intersection and along a 190m length of Jubilee Road. A Landscape Visual Appraisal was submitted at the request of the Council and whilst it is readily apparent in views from the public domain and there is a clear and pronounced impact upon the landscape character, the impacts are outweighed by the benefits of increased production of sustainable local produce and no objection is raised, subject to additional low level screening in Condition 2, details of glare and noise minimisation in Condition 3 and the removal of the sheeting for six months of the year in Condition 4.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Countryside • Opposite Listed Building (Finchampstead War Memorial) • Ancient Woodland (along eastern boundary) • Grade 3 agricultural land classification • Thames Basin Heath Special Protection Area (5km zone)

- Flood zone 1
- Classified road
- Farnborough Aerodrome consultation zone
- Heathrow Aerodrome safeguarding zone
- South East Water consultation zone

RECOMMENDATION

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

Conditions

1) Approved details

This permission is in respect of the plans numbered RAC/8369/1, dated May 2019 and RAC/8369/2 and RAC/8369/3, dated April 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.

2) Landscaping details

A scheme of landscaping (which includes species, planting sizes, spacing and numbers of trees/shrubs to be planted shall be submitted to and approved in writing by the local planning authority within one month of the date of this planning permission. As a minimum, it shall include low level screening along the northern boundary with Jubilee Road and The Ridges and native hedge (including evergreens) between the northern end of the polytunnels and the upper reaches of the slope. The landscaping is to be shown at 3–5 years from planting in a north-south cross section through the site and must demonstrate the angle of view from the war memorial intersection so as to demonstrate the optimum screening of the polytunnels and retention of wider valley views.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the date of this permission.

Any trees or plants which, within a period of five years from the date of the planting (or within a period of 5 years of the date of this planning permission) 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 and to protect the character and public views of the countryside.

Relevant policy: NPPF Section 15 and Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

3) Materials details

To ensure no adverse glare or noise disturbance, details of the polytunnels (including the steel structure, fittings and polythene sheeting) shall be submitted to and approved in writing by the local planning authority within one month of the date of this planning permission. Where required, changes are to be implemented within three months of the discharge of this condition and thereafter maintained for the life of the development.

Reason: To protect neighbouring properties from adverse glare and noise disturbance and road users from adverse glare and to ensure a satisfactory form of development in the countryside

Relevant policy: NPPF Sections 9 and 15 and Core Strategy policies CP1, CP3, CP6 and CP11.

4) Months of use of polytunnels

The polytunnels hereby permitted shall not be covered with the polythene sheeting between 1 July and 31 December each year. During this time, the polytunnel sheeting is to be stored in a manner that is first agreed in writing by the local planning authority within one month of the date of this planning permission.

Reason: In the interests of the visual amenity of the countryside.

Relevant policies: NPPF Section 15 and Core Strategy policies CP1, CP3, CP6 and CP11.

5) Limitation of activities

The strawberry plants housed within the polytunnels, hereby permitted, shall be used as parent/mother plants for propagation only and shall not to be used for picking of fruit.

Reason: To avoid adverse impact on the public highway and associated activities.

Relevant policy: NPPF Section 15 and Core Strategy policies CP1, CP3 and CP6.

Informatives

1) Discharge conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied within one month of the planning permission. Retention of the development hereby approved without complying with these 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 maintained (or modified where required) only in accordance with those details.

2) 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 concerns relating to landscape and visual impact with the submission of a Landscape Visual Appraisal.

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
227/1949	Calf house buildings	Approved 16 June 1949
AG/2006/7094	Agricultural building	Approved 27 March 2006
AG/2010/1446	Agricultural barn (prior approval)	Approved 19 July 2010
AG/2011/2110	Irrigation reservoir (prior approval)	Approved 28 October 2011
AG/2011/2616	Irrigation shed (prior approval)	Approved 13 January 2012
CLP/2012/0189	20 polytunnels (1.85ha) (certificate)	Refused 25 April 2012
F/2011/2620	20 polytunnels (1.85ha), ditch and hardstanding	Approved 22 May 2012, subject to sheeting being installed January to June only (Condition 9)
F/2012/0039	Use of barn for two caravans for seasonal workers and installation of sewage treatment plant	Approved 3 October 2012, subject to a three year limit and use by EU Plants only
F/2013/1493	Plant irrigation frame (retrospective)	Approved 11 December 2013
VAR/2013/1489	Variation of F/2011/2620 by deleting Condition 9 to allow year round use	
152683	Variation of F/2012/0039 to remove the three year limit	Approved 26 November 2015
153434	3 agricultural cold store buildings	Approved 3 March 2016
160643	12 polytunnels (0.61 ha) (retrospective)	Approved 25 May 2016
161194	10 polytunnels (1.02ha) (retrospective)	Approved 15 June 2016
160655	Agricultural worker's dwelling	Approved 19 January 2017

SUMMARY INFORMATION	
Site Area	36.3 hectare farm
Plot Area	2.2 hectares
Land use	Agricultural
Area of polytunnels prior to this application	4.85 hectares (13% of farm)
Current area of polytunnels	7.05 hectares (19% of farm)

CONSULTATION RESPONSES	
WBC Environmental Health	No objection.
WBC Ecology	
WBC Conservation	
WBC Tree and Landscape	No objection, subject to additional landscaping details in Condition 2 to partly screen the polytunnels when viewed from Jubilee Road.
WBC Highways	No objection is raised on the basis that the proposal would not lead to any increase in traffic movements on local roads.

REPRESENTATIONS	
Finchampstead Parish Council	No objection is raised but the spoiling of the view is 'unfortunate'.
Local Members	No comments received.
Neighbours	<p>The application was consulted to neighbours from 28 May to 18 June 2019 and a site notice was installed from 30 May to 20 June 2019.</p> <p>Submissions against the application were received from the following properties:</p> <ol style="list-style-type: none"> 1) Bolney House, Jubilee Road, Finchampstead RG40 3RU 2) Bolney House, Jubilee Road, Finchampstead RG40 3RU (x2) 3) 4 Merryweather Close, Finchampstead RG40 4YH 4) Ridgewood, Dell Road, Finchampstead RG40 3TD 5) Dell Road, Finchampstead RG40 3TB (no house specified) 6) Dell Road, Finchampstead RG40 3TB (no house specified) 7) The Ridges, Finchampstead RG40 4YH (no house specified) 8) The Ridges, Finchampstead RG40 4YH (no house specified) 9) 1 Blackwater View, Finchampstead RG40 3TF 10) Fair Green, Longwater Lane, Finchampstead RG40 4NR 11) Moor Green House, Lower Sandhurst Road, Finchampstead RG40 3TH 12) Lower Sandhurst Road (no specific address supplied) <p>The submissions raised the following issues:</p> <ul style="list-style-type: none"> • Too close to the war memorial • Heritage and religious significance of the memorial is affected <p><u>Officer comment:</u> The impact upon the Grade II listed war memorial is acceptable, as noted in 'Heritage and Conservation'.</p> <ul style="list-style-type: none"> • Polytunnels are highly visible, unsightly and will affect views • Landscaping is inadequate, particularly in winter months • Would be better located on flat land <p><u>Officer comment:</u> The application was supported by a Landscape Visual Appraisal and it is agreed that the location and appearance of the polytunnels is acceptable, subject to additional landscaping in Condition 2, which includes evergreen cover. Refer to 'Character of the Area' for further commentary.</p> <ul style="list-style-type: none"> • Glare and distraction will disrupt drivers <p><u>Officer comment:</u> Details of materials are required in Condition 3 and this includes reference to glare.</p> <ul style="list-style-type: none"> • Expansion of business will lead to additional HGV movements on small country lanes

Officer comment: The retrospective proposal is not perceived to result in any increase in traffic movements, as is discussed further in 'Highway Access'.

- Wildlife habitat will be lost

Officer comment: There are no unreasonable ecological impacts, as noted in 'Ecology'.

- Will affect property values

Officer comment: This is not a relevant planning consideration.

- Is within an Area of Special Landscape Importance

Officer comment: The designation of the site as an Area of Special Landscape Importance no longer applies. Regardless, the importance of the landscape has been considered in 'Character of the Area'.

- The last application was determined to be the last requirement for polytunnels
- The sheeting for the polytunnels was initially only for six months a year

Officer comment: The above comments are correct but do not form a basis for the refusal of the application. Refer to a further explanation in 'Principle of Development'.

- Use of single use plastics

Officer comment: The polytunnels do not consist of single use plastic and the storage of the plastic between July and December is subject Condition 4.

- Application is retrospective

Officer comment: The Council has the ability to grant retrospective approval.

- Hedgerow has been removed

Officer comment: It is unclear which hedgerow has been removed but the recommendation in this application is subject to Condition 2, which requires landscape details, including an enhancement of landscaping along the northern boundary with Jubilee Road.

- Cannot sustain additional industrial activity

	<p><u>Officer comment:</u> The use remains agricultural in nature and subject to Conditions 2-5, the additional polytunnels represent a well-managed approach for the farm.</p> <ul style="list-style-type: none"> • Not a sustainable development <p><u>Officer comment:</u> The installation of polytunnels is used to increase yields, protect against damage from adverse weather conditions and extend the growing season and this allows for increased UK production and a reduction in the reliance upon imports. On this basis, it represents a sustainable approach to farming.</p> <p>Submissions for the application were received from the following properties:</p> <p>13) Court Cottage, Jubilee Rd, Finchampstead RG40 3SD 14) Ridge End, The Ridges, Finchampstead RG40 3SY</p> <p>The submissions raised the following issues:</p> <ul style="list-style-type: none"> • Allows for a profitable local business • Is not a traffic hazard <p><u>Officer comment:</u> The above comments are noted, including that the retrospective proposal allows for business growth.</p>
--	--

APPLICANTS POINTS	
	<ul style="list-style-type: none"> • The polytunnels are required to allow the enterprise to continue growing and meet customer demand • The plant husbandry requirements of the enterprise require the controlled growing environment provided by polytunnels • The scale of the proposed development results in an area of 6% covered by polytunnels on the land holding. This will result in a total 19% of the land holding being used for polytunnels • The polytunnels are of typical design and are sited on an area of low lying land which will minimise visual and landscape effects • The proposal is in compliance with National and Local Planning Policy supporting a sustainable rural enterprise

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Core Strategy 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC09	Development and Flood Risk

	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Borough Design Guide SPD	Section 9	Rural and Settlement Edge

PLANNING ISSUES

Description of Proposal

1. The application involves the erection of 25 polytunnels consisting of a steel frame and polythene sheeting, aligned in parallel rows generally north/south in arrangement across a 2.2 hectare area at the northern end of the farm. The polytunnels have a height of 3m, width of 7.7m and variable length of 75m-120m. They are used to house a total of 110,000 strawberry plants that are growing on elevated tables. The plants will then be propagated on site and sold as part of the EU Plants business. The strawberry plants are then planted on other sites for growing of strawberries by other farmers.
2. The supporting documentation indicates that the frames are permanent and will be covered in polythene from January to June dependent on weather conditions. No new access tracks are proposed and no trees have been removed.
3. The polytunnels and tables have already been constructed/installed and the application is retrospective. It follows an initial enforcement investigation in January 2019 (reference RFS/2019/084829).

Site Description

4. Manor Farm is a 36.3 hectare soft fruit farm roughly bounded by Jubilee Road, Dell Road, Lower Sandhurst Road and Cricket Hill/Longwater Road. To the north, the farm is readily visible in wider views across towards Blackwater Valley from the intersection of The Ridges and Jubilee Road.
5. On the farm are two areas of buildings – in the centre of the farm (which includes an agricultural worker's dwelling) and towards the southern end near Lower Sandhurst Road (which includes seasonal workers accommodation). There is 4.85 hectares of existing polytunnels concentrated in the south eastern corner of the farm with open farmland, access tracks and reservoirs occupying up the rest of the farm.
6. It is bounded on Lower Sandhurst Road and Jubilee Road by hedgerow, partial or otherwise. It is also framed by a sporadic collection of residential dwellings in the countryside, including along the western side of Dell Lane, equestrian facilities along the western boundary, the village of Finchampstead to the west beyond and Blackwater Lakes across Lower Sandhurst Road to the south.

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. Policy CC01 of the MDD 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.

Definition of development

8. Section 55(1) of the Town and Country Planning Act 1990 notes that development means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. This is distinct from the use of any land and buildings for the purposes of agriculture, which is not development as outlined in subparagraph (2)(e).
9. The polytunnel structure comprises of a steel frame, with polythene sheeting and table tops in which the strawberries are grown. The polytunnels are between 75m and 120m long and 3m in height and with 25 rows, afford a prominent size. The polytunnels and the tables are affixed to the ground, there is no intention for them to be moved and there is a large amount of manual labour involved with the construction of the structure. With the exception of the sheeting, they are also intended as permanent elements. On the basis of the above, the erection of the polytunnels and the tables represents development. This is consistent with the conclusions reached in the officer report for CLP/2012/0189 and in subsequent planning applications.

Location within the countryside

10. The site is within the countryside with the site located 385m to the east of the limited development location of Finchampstead although Manor Farm itself extends roughly to the settlement edge.
11. Policy CP11 of the Core Strategy does not permit development outside of development limits unless it involves, as this application does, a sustainable rural or recreational enterprise without excessive encroachment or expansion of development. Furthermore, paragraph 83 of the NPPF requires consideration of the development and diversification of agricultural and other land-based rural businesses.
12. The retrospective proposal represents a sustainable rural enterprise because the polytunnels protect against adverse weather conditions, allow greater control of temperature and increased yield. It also allows for more efficient movement of plants and protection from the weather for workers. In doing so, this allows for the production of more locally grown plants to meet projected future demand and reduces the reliance upon imported plants, which results in increased transportation and environmental costs. It is also consolidated within an existing efficient farming operation.
13. The polytunnels are visible in the views from Jubilee Road to the north but as noted in 'Character of the Area', the harm is not unreasonable. It is a typical agricultural element that is increasingly used for soft fruit production and for this reason, it does not appear adversely out of place in the rural setting and does not represent an adverse encroachment or expansion of development. It is therefore consistent with the intent of Policy CP11 of the Core Strategy.

Expansion of business

14. Manor Farm was acquired by EU Plants Ltd in 2011 and now grows strawberries, raspberries, blackberries and blueberries. Supporting documentation with the most recent planning approval (161194, approved 15 June 2016) noted that *‘Due to a significant increase in orders, the applicant has brought forward polytunnel construction to the maximum desired level on the farm. With all tunnels in place, the farm will be able to grow 3 million strawberry tray plants and 2.5 million raspberry cuttings. The 3 million strawberry plants grown in the tunnels will be enough to plant out in the strawberry fields at Manor Farm’* and that *‘The block of polytunnels now proposed represents the final phase of polytunnels required on the farm’*. (underlined emphasis added)
15. This application clearly represents a further expansion of the business beyond what was stated in the previous application. The reasoning is the signing of a new contract for an additional 110,000 strawberry plants per year. This is primarily due to uncertainties of the Brexit process, including the possibility of a ‘No Deal’ departure that poses significant unknown constraints for the imports of soft fruits from Europe. It will avoid the need to bring in plants from outside sources and maintain a supply of production of plants for sale, whilst reducing the number of vehicles bringing plants to the farm.
16. On its own, the additional polytunnels represents a demonstrated ongoing growth of a viable farming enterprise and the expansion of the existing framing operations is actively encouraged by paragraph 83 of the NPPF. On this basis, there is no objection to the expansion. When considering the reasoning behind the additional expansion, no additional objection is raised as the business case and the market environment has changed.
17. The previous application also referred to the fact that the sustainability of the farming operations relies upon a balance of open field growing and propagation in polytunnels. At the time, it incorporated 13% of the farm within polytunnels and this has increased to 19% under this application. There is no reason to dispute that this balance remains acceptable.

Character of the Area

18. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its layout, form and character and must be of high quality design. RD1 and NR1 of the Borough Design Guide SPD also require that development contribute positively towards and be compatible with the character and quality of the local area.
19. From a landscape perspective, Policies CC03 and TB21 of the MDD Local Plan require consideration of the landscape character and paragraphs 170(a) and (b) of the NPPF state that development should contribute to and enhance the natural and local environment by:
 - a) *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

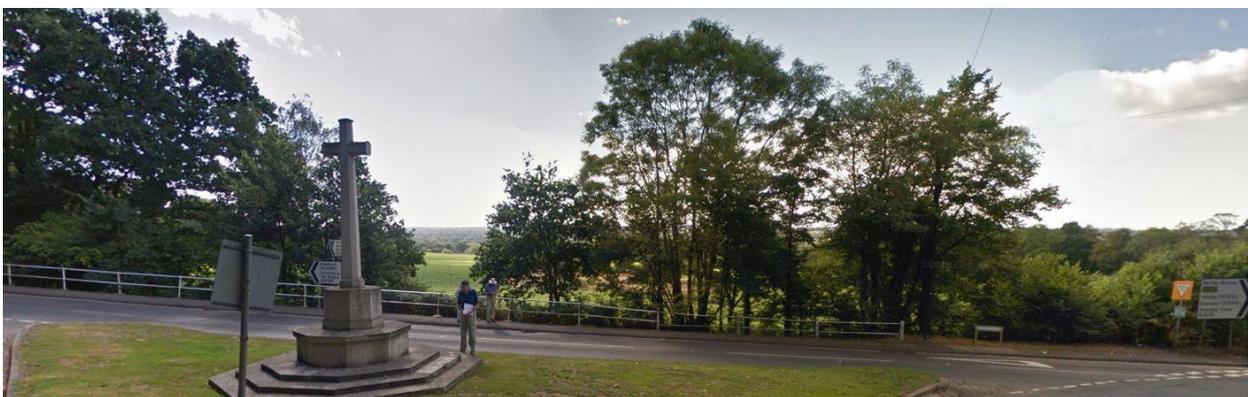
b) *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

20. Prior to the erection of the polytunnels, the farmland comprised open countryside and their construction represented an interruption to the rural backdrop that is visible across the valley from Jubilee Road and The Ridges. However, it is also framed to the north and east by woodland, which gives it a semi enclosed appearance. The main public vantage points include an approximate length of 190m of Jubilee Road/The Ridges that follows the ridge and when approaching from the north over the crest of Jubilee Road. Views from the pedestrian footpath on the southern side of the road are also interrupted. It is less visible from other areas in the valley, including Dell Lane and not readily visible from Lower Sandhurst Road. There are some distant glimpses from beyond the general vicinity of Manor Farm.

21. In short, the polytunnels are at the highest point on the farm and in the most visible location, both because of the extent of view lines and proximity to road users and pedestrians on the road network as well as from several surrounding residential properties. The white colour of the polytunnels represents a clear contrast to the rural countryside and there is potential for glare to contribute to this impact.



Proposed



Previous

22. The site is split between two Landscape Character Areas - N2 in the south and M2 in the north. The polytunnels are in the northern M2 section of the site, on the upper slopes of the Blackwater River Valley affording views south across the

valley and more confined views north of the B3348 and scattered dwellings on the rising slope to the north in Finchampstead Village.

23. The M2 character area 'Finchampstead Ridges Forested and Settled Sands is a high quality area as a result of the strong character and good condition. It has a distinctive sense of place making a strong contribution to the overall landscape character, particularly the distinctive ridge, woodland and heath. The good condition is the result of the well-managed and maintained landscape elements. The future landscape strategy is to conserve the existing character continuing the active management of all the elements. It has a high sensitivity with a low capacity for change particularly given the ridgeline and its views of the river valley which is the most sensitive of all.
24. When considering the landscape impact, it requires a consideration of the best location within the farm. Accordingly, at the request of the Council, the application was accompanied by a Landscape Visual Appraisal (LVA), which has been reviewed by the Council's Trees and Landscape Officer.
25. The LVA considers the sensitivity of the site to be medium, which is '*an area with a well-defined sense of place and/or character in moderate condition; or an area valued by designation at a local or regional level; or a partly damaged feature of high intrinsic value; or an intact feature of moderate intrinsic value [such as prominent trees or tree groups which contribute to the character of the site, screening of views, landscape or historic landscape pattern]; a landscape or feature which is partially tolerant of change of the type identified.*'
26. Whilst some of the reasoning is contested, there is no dispute with the conclusion. It also concludes that there are no significant residual effects anticipated beyond 2.5km and that the overall magnitude of change would be minor adverse because there are no landscape features of value, polytunnels are a characterising feature of the landscape and the retrospective proposal does not introduce any new elements. Minor adverse is where there is '*a perceptible change to the view, but which would not materially affect the composition, the appreciation of landscape character or the ability to take in or enjoy the view*'.
27. The LVA concludes that given the medium sensitivity of the landscape receptor and the minor landscape magnitude of change, the predicted overall residual level of effect on the landscape of this part of the Manor Farm landholding would be at most minor adverse when mitigation planting has become established. To its benefit, the LVA argues that the location of the development area is on rising ground, is set into the local topography and benefits from a high degree of screening of mature trees and hedgerow limiting visibility. Where the development is seen, it is in the context of the existing established landscape pattern of the soft fruit farming operation.
28. The conclusions of the LVA are not disputed but it is reliant upon additional hedgerow planting and it will take 3-5 years for the hedgerow to establish and for the harm to be alleviated. Accordingly, Condition 2 requires enhanced screening at a slightly lower level than the existing road screening, which would be acceptable in both retaining the intermittent views of the river valley from the higher vantage points, including the war memorial whilst reducing the visibility of the polytunnels.

29. The officer reports for the two most recent applications for polytunnels from 2016 noted that they do not overwhelm the landscape. These polytunnels were in a different area of the farm but the conclusion remains consistent. They are now commonplace elements within the rural countryside and their existence does not overwhelm from the character of the countryside. Whilst the harm is not eliminated, it is limited to the foreground and is adequately screened. On this basis, an alternative location for the polytunnels is considered unnecessary.
30. Furthermore, the polytunnels in the south eastern corner of the farm have year round use and are not subject to any seasonal restriction relating to the plastic sheeting being removed between July and December. However, because of their more prominent location, there is sufficient justification for Condition 4 to be applied in this case, which limits use to between January and June only. It is suggested that the sheeting will be dropped between the polytunnels outside of these months. However, there is a lack of clarity and potential for continued visibility of the sheeting and Condition 4 therefore requires further details regarding its storage within one month of this determination. Furthermore, to be in compliance with this condition, it would also require its removal until January 2020.

Heritage and Conservation

31. The Grade II listed Finchampstead War Memorial occupies a deliberately prominent position at the intersection of Jubilee Road and The Ridges. Poor Ridge Cottage on Dell Road is also a Build of Traditional Local Character and it lies 50m to the east although it is separated by a ribbon of ancient woodland.
32. 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 require 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. Policy TB26 of the MDD Local Plan also requires the retention and enhancement of the traditional, historical, local and special character of a Buildings of Traditional Local Character and their setting.
33. There is no in-principle objection on heritage and conservation grounds. The polytunnels are sited significantly below the level of the war memorial and adequately separated by a distance of 25m, inclusive of the the roadway, fencing and landscaping. They are visible in views when standing at the war memorial. However, as the polytunnels serve an agricultural purpose within an agricultural paddock, they are not out of character for the area and the impact upon the listed item, including its purpose as a monument of reflection and remembrance and its wider setting on a prominent intersection, is not unreasonable. The Council's Conservation Officer concurs, noting that whilst the polytunnels are visible in immediate views, they are partly screened by vegetation and are not evident in wider views with no direct visual impact on the direct setting of monument

34. There is adequate separation and a significant coverage of woodland to the eastern side of the farm boundary such that there is no apparent impact upon the adjoining Building of Local Traditional Character.

Neighbour Amenity

35. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

Dominance and light

36. The polytunnels sit within the south facing slope of the farm, have a height of 3m and occupy an area of 2.2 hectares. They will be visible from various vantage points, including from neighbouring residential properties but there is no unreasonable neighbour amenity impact in terms of dominance or loss of light because of the separation distance of at least 130m when measured to the nearest property to the west, existing tree coverage in the ancient woodland to the east and the change in topography to the north and across the wider area.

Views

37. There is an interruption to the landscaped and rural views from various residential surrounding properties, including from properties that adjoin the eastern boundary of the farm on the western side of Dell Lane.
38. However, the findings of the LVA are concurred with and because of the level of vegetation cover in the immediate boundaries of the farm and on neighbouring properties and for the same reasons outlined above in 'Character of the Area', the impact is not such that would render the application unreasonable. The LVA determines that the magnitude of change in the views for residents is assessed as moderate adverse during construction, reducing to minor adverse (locally moderate adverse immediately after and when mitigation planting has become established. The residual level of effect on these high sensitivity receptors is therefore generally moderate-minor adverse, locally major-moderate adverse.
39. As more than 75% of the farm remains as undeveloped farmland, the rural countryside remains the dominant appearance and the polytunnels fit suitably within its backdrop. On this basis, no objection is raised although this is subject to Condition 4 relating to the storage of the sheeting when not in use.

Glare and noise

40. Because of the expanse of polythene sheeting and its orientation on the southern face of the hillside facing towards the sun, there is potential for ongoing glare and it is important that this be minimised, particularly as any glare can affect properties across substantial distances. There is also the potential for ongoing noise disturbance from the clattering of the steel fittings and flapping from the polythene sheeting in the wind although it is likely that this would dissipate through distance. Details of methods to deal with these factors forms part of Condition 3.

Highway Access

41. Policy CP6 of the Core Strategy requires the mitigation of any adverse effects upon the local and strategic transport network, an enhancement of road safety and no highway problems or traffic related environmental problems.
42. The retrospective proposal represents a 6% increase in the area of the farm that is covered by polytunnels and will allow for the growing of an additional 110,000 mother plants per year. These are transported in 11,300 poly bags, each 1m long, which will have initially resulted in additional traffic movements. However, post planting of the mother plants, the expansion of the polytunnels does not correspond with any noticeable increase in traffic movements, including HGVs.
43. Whilst the polytunnels adjoin Jubilee Road, access to and from Manor Farm is via Lower Sandhurst Road in the south. Surrounding roads have a limited width, including a 6 foot 6 inch width restriction at the junction of Cricket Hill and Longwater Road. Issues of limited access and increased traffic generation on local roads has been raised by several residents. However, as is demonstrated below, as there is not increase in vehicle movements, there is no additional adverse traffic movements and no change to access routes.
44. The existing (pre application) farming operations includes the movement of some HGVs associated with the movement of materials and plants from the farm. Given that agricultural uses are allowed and that the proposal does not significantly increase vehicle movements, the Council's Highways Officer currently raised no objection on traffic terms.
45. This retrospective proposal involves the propagation of mother strawberry plants for use within the farm. It will allow for the growth of baby strawberry plants on site and this removes the need for importing strawberry plants regularly each season and would help maintain a continued supply of plants within the farm.
46. Plants would continue to be exported from the farm to be used for growing strawberries elsewhere but there is also the reduction in vehicle movements associated with plants being brought onto the farm. As such, there will not be any increase in traffic movements, including of HGVs, because the need for continued intake of plants is removed. Movement of the plants within the farm will be accommodated within existing farming operations.
47. On the basis of the above, there will be no change in staffing levels or daily farming hours, existing access within the farm will be unchanged and there will be no material change in vehicle movements across the season or likely interruption to existing traffic flows within surrounding roads. Condition 5 is applied to ensure that the polytunnels are used for propagation of plants rather than picking, with the latter arrangement envisaged to create additional vehicle movements.
48. Several submissions have raised concerns of glare affecting vehicles along Jubilee Road and The Ridges. Consistent with comments made in 'Neighbour Amenity', there are no in-principle objections but it is prudent to seek additional details to ensure that there is no adverse short or long term impact to the visibility of motorists on the highway network. This is detailed in Condition 3. On this point, a review of accident data shows that whilst the intersection is problematic and has

been subject to traffic collisions in the past, there are no recorded collisions since the erection of the polytunnels.

Trees

49. Policy CC03 of the MDD Local Plan requires the protection of green infrastructure networks and existing trees. The polytunnels are located on open countryside and have not necessitated the removal of any trees on the farm. Furthermore, the ancient woodland that adjoins the eastern boundary will be unaffected. On this basis, no objection is raised,

Ecology

50. 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.
51. The polytunnels are located in existing farmland and pose no real adverse localised ecological impact, including on the adjacent Ancient Woodland. Notwithstanding, Condition 2 requires additional screen planting to the northern boundary, which will be able to support additional birdlife and other wildlife. Despite its retrospective nature, the Council's Ecology Officer does not raise objection and on this basis, the retrospective proposal is acceptable in terms of Policy TB23.

Thames Basin Heaths Special Protection Area

52. 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.
53. Manor Farm is within 5km of the TBH SPA but the scope of the works are agricultural in nature and are minor whereby there is no foreseeable impact upon the SPA. The retrospective proposal is therefore acceptable in terms of Policy CP8.

Flooding

54. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access thereto is located within Flood Zone 1 and the polytunnels represent no additional flood risk or vulnerability. It is therefore acceptable in terms of Policy CC09.

Drainage

55. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. Whilst the polytunnels are non-permeable in nature and there would have been an increase in runoff as a result of their initial construction, there is no foreseeable short or long term impact upon existing on-site water infiltration into the soil as there is ample turf around the structures and

ample separation to neighbouring properties. It is therefore acceptable in terms of Policy CC10.

Waste

56. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for waste and recycling. As noted in 'Highway Access', the additional polytunnels represents an expansion of the farm operations. However, given the aforementioned explanation of what the polytunnels will be used for, it is unlikely that there would be any increase in waste generation within the farm and the existing waste management arrangements are considered to be acceptable.

Contamination

57. There is no known contamination in the area.

Community Infrastructure Levy

58. The application is not liable for any CIL payments

Employment Skills

59. Policy TB12 of the MDD Local Plan states that proposals for major development should be accompanied by an Employment and Skills Plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.
60. The application is retrospective in nature and involved a limited construction phase that can be undertaken within the scope of the existing farming operations. Furthermore, the farm employs a collection of seasonal workers based upon demand. On this basis, it is not subject to any Employment Skills requirements.

The Public Sector Equality Duty (Equality Act 2010)

61. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief.
62. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

CONCLUSION

63. The construction of the polytunnels has resulted in a clear alteration to the landscape in a prominent viewpoint of the Finchampstead Ridges. However, it also represents a sustainable enterprise and an appropriate intensification of an existing business. Whilst the proposed landscaping in Condition 2 will not entirely eliminate any views of the polytunnels, these are characteristic features of the

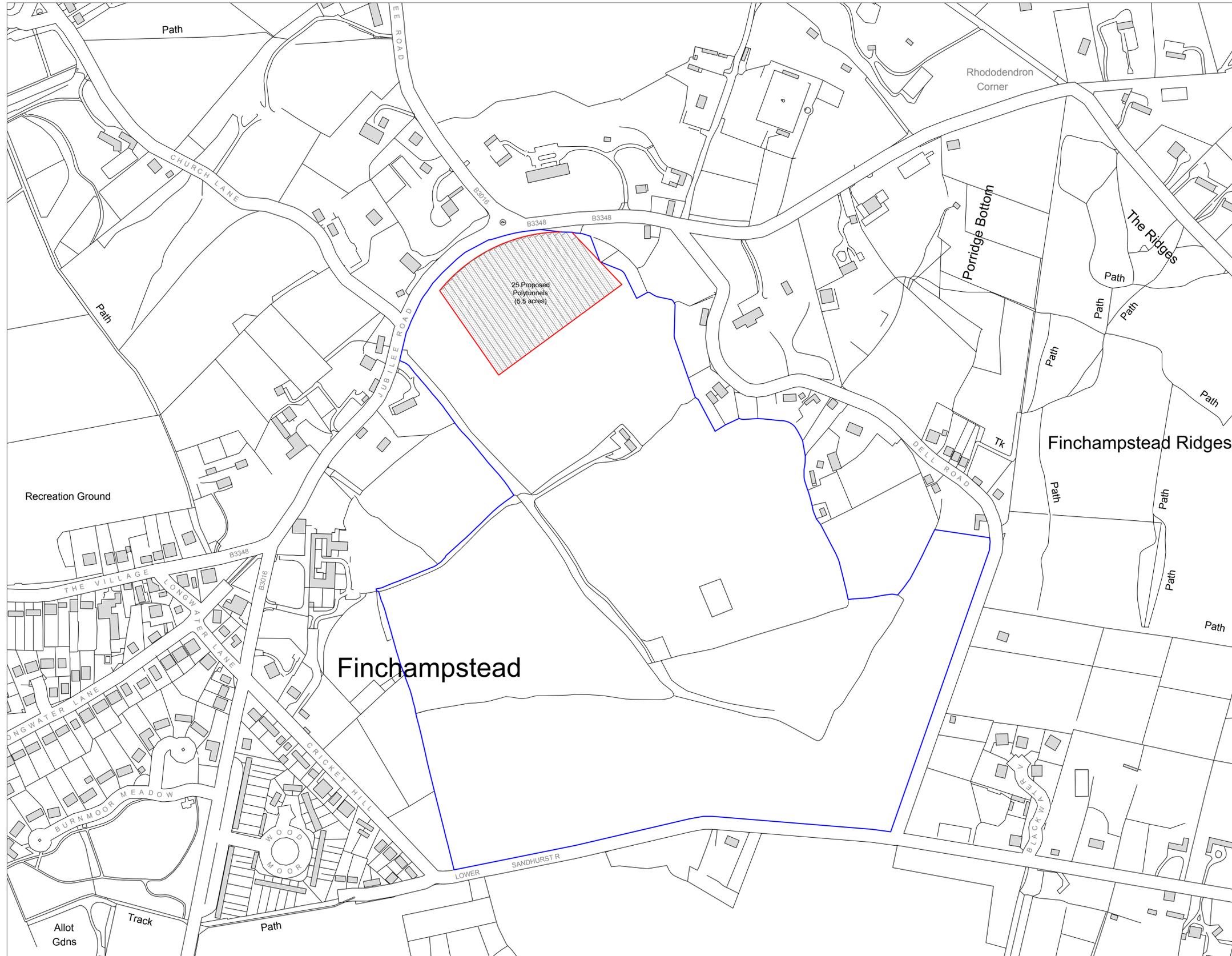
agricultural landscape and are an expansion of the existing development on Manor Farm. Any discernible harm to the character of the area or neighbour amenity are adequately addressed by Conditions 2-5 and when weighing the planning balance, the social, environmental and economic benefits are outweighed by the mitigated harm.

PLANNING REF : 191112
PROPERTY ADDRESS : FBC Centre
: Gorse Ride, Finchampstead, Wokingham
: RG40 4ES
SUBMITTED BY : Finchampstead Parish Council
DATE SUBMITTED : 31/05/2019

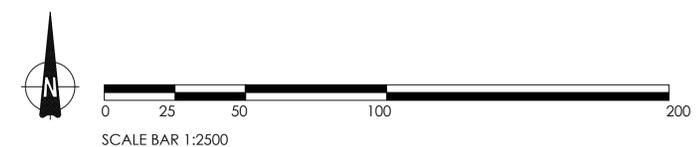
COMMENTS:

Finchampstead Parish Council does not object on planning grounds.
However it is unfortunate it is necessary to spoil the view of the countryside
from this key viewing point in the parish.

This page is intentionally left blank



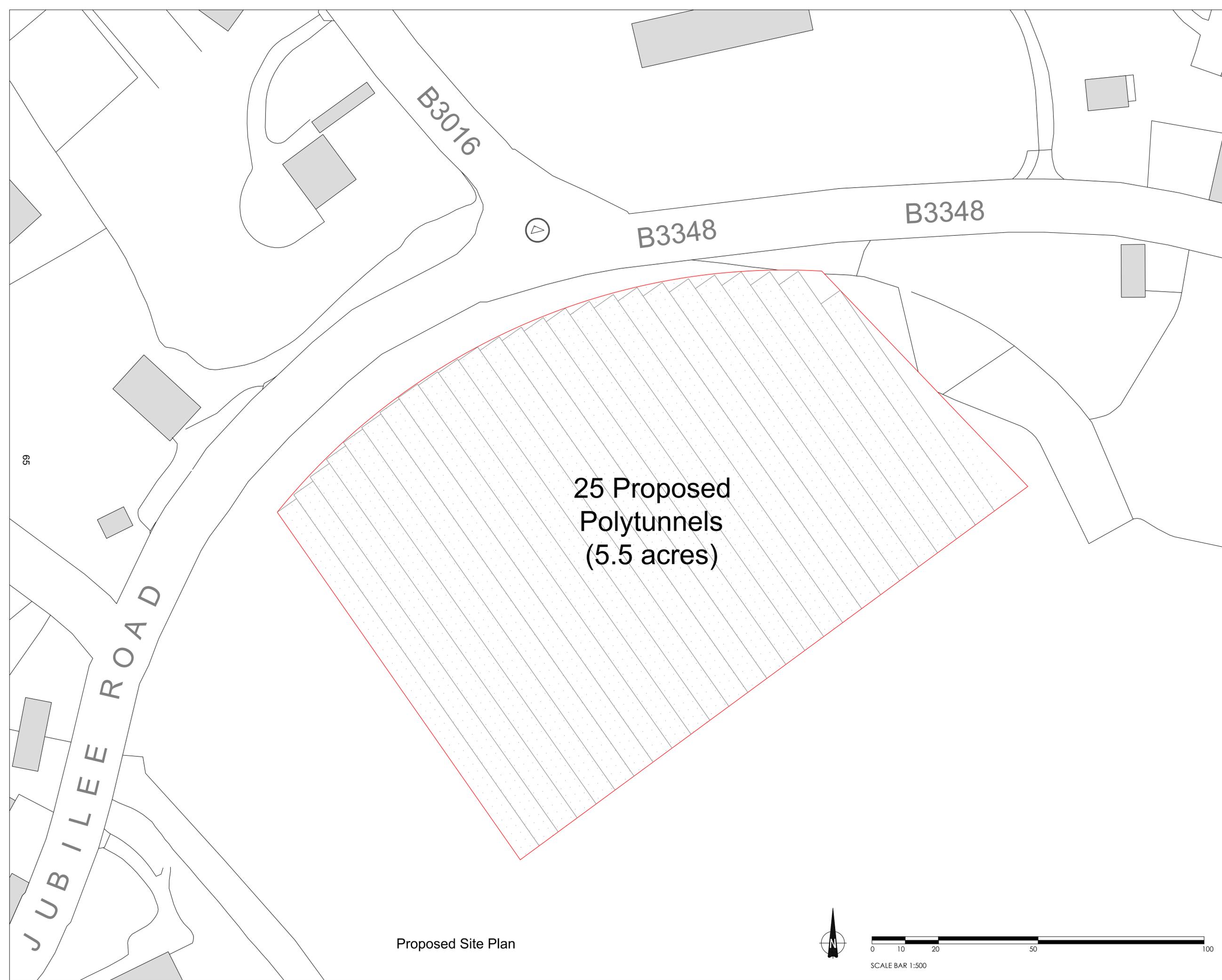
Proposed Location Plan



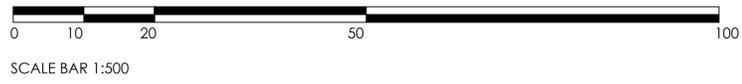
Rev.	Comment	Date
Drawing title Proposed Location Plan		
Contract Manor Farm Finchampstead Wokingham Berkshire RG40 3TL		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.readingagricultural.co.uk		

Ref. RAC/8369/1	Rev. A
Drawn by RC	Checked by OW
Scales 1:2500 @ A1	Date May 2019

This page is intentionally left blank



Proposed Site Plan



--	--	--

Rev.	Comment	Date
------	---------	------

Drawing title
Proposed Site Plan

Contract
Manor Farm
Finchampstead
Wokingham
Berkshire
RG40 3TL

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684233

www.readingagricultural.co.uk

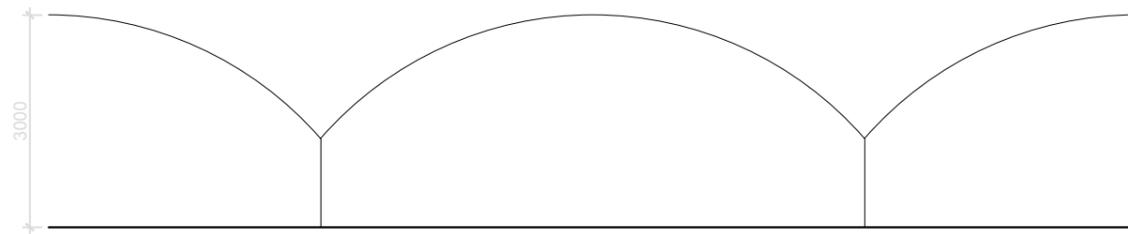


Ref. RAC/8369/2	Rev.
--------------------	------

Drawn by RC	Checked by OW
----------------	------------------

Scales 1:500 @ A1	Date April 2019
----------------------	--------------------

This page is intentionally left blank



Typical Cross Section
through Polytunnels



SCALE BAR 1:100

Rev.	Comment	Date
Drawing title Polytunnel Typical Cross Section		
Contract Manor Farm Finchampstead Wokingham Berkshire RG40 3TL		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.readingagricultural.co.uk		
Ref. RAC/8369/3	Rev.	
Drawn by RC	Checked by OW	
Scales 1:100 @ A3	Date April 2019	

This page is intentionally left blank