



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in David Hicks 1 - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 10 AUGUST 2022 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 2 August 2022

Note: Non-Committee Members and members of the public are welcome to attend the meeting or participate in the meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services. The meeting can also be watched live using the following link:
<https://youtu.be/3fQrSwcfjpY>

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.

Our Vision
<i>A great place to live, learn, work and grow and a great place to do business</i>
Enriching Lives
<ul style="list-style-type: none"> • Champion excellent education and enable our children and young people to achieve their full potential, regardless of their background. • Support our residents to lead happy, healthy lives and provide access to good leisure facilities to enable healthy choices for everyone. • Engage and empower our communities through arts and culture and create a sense of identity for the Borough which people feel part of. • Support growth in our local economy and help to build business.
Providing Safe and Strong Communities
<ul style="list-style-type: none"> • Protect and safeguard our children, young and vulnerable people. • Offer quality care and support, at the right time, to reduce the need for long term care. • Nurture our communities: enabling them to thrive and families to flourish. • Ensure our Borough and communities remain safe for all.
Enjoying a Clean and Green Borough
<ul style="list-style-type: none"> • Play as full a role as possible to achieve a carbon neutral Borough, sustainable for the future. • Protect our Borough, keep it clean and enhance our green areas for people to enjoy. • Reduce our waste, promote re-use, increase recycling and improve biodiversity. • Connect our parks and open spaces with green cycleways.
Delivering the Right Homes in the Right Places
<ul style="list-style-type: none"> • Offer quality, affordable, sustainable homes fit for the future. • Ensure the right infrastructure is in place, early, to support and enable our Borough to grow. • Protect our unique places and preserve our natural environment. • Help with your housing needs and support people, where it is needed most, to live independently in their own homes.
Keeping the Borough Moving
<ul style="list-style-type: none"> • Maintain and improve our roads, footpaths and cycleways. • Tackle traffic congestion and minimise delays and disruptions. • Enable safe and sustainable travel around the Borough with good transport infrastructure. • Promote healthy alternative travel options and support our partners in offering affordable, accessible public transport with good transport links.
Changing the Way We Work for You
<ul style="list-style-type: none"> • Be relentlessly customer focussed. • Work with our partners to provide efficient, effective, joined up services which are focussed around our customers. • Communicate better with customers, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough. • Drive innovative, digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.
Be the Best We Can Be
<ul style="list-style-type: none"> • Be an organisation that values and invests in all our colleagues and is seen as an employer of choice. • Embed a culture that supports ambition, promotes empowerment and develops new ways of working. • Use our governance and scrutiny structures to support a learning and continuous improvement approach to the way we do business. • Be a commercial council that is innovative, whilst being inclusive, in its approach with a clear focus on being financially resilient. • Maximise opportunities to secure funding and investment for the Borough. • Establish a renewed vision for the Borough with clear aspirations.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Rachelle Shepherd-DuBey (Chairman)	Andrew Mickleburgh (Vice- Chairman)	Chris Bowring
Stephen Conway	David Cornish	John Kaiser
Rebecca Margetts	Wayne Smith	Alistair Neal

ITEM NO.	WARD	SUBJECT	PAGE NO.
31.		APOLOGIES To receive any apologies for absence.	
32.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 13 July 2022.	5 - 12
33.		DECLARATION OF INTEREST To receive any declaration of interest	
34.		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.	
35.	Barkham	APPLICATION NO.220822 - READING FC TRAINING GROUND, PARK LANE, BARKHAM, RG40 4PT Recommendation: Conditional approval	13 - 46
36.	Bulmershe and Whitegates	APPLICATION NO.221453 - 25 PALMERSTONE ROAD, EARLEY, RG6 1HL Recommendation: Conditional approval	47 - 76

Any other items which the Chairman decides are urgent

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

GLOSSARY OF TERMS

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

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

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 13 JULY 2022 FROM 7.00 PM TO 9.03 PM**

Committee Members Present

Councillors: Rachelle Shepherd-DuBey (Chairman), Andrew Mickleburgh (Vice-Chairman), Chris Bowring, Stephen Conway, Gary Cowan, John Kaiser and Wayne Smith

Committee Members in Attendance Online: Councillor David Cornish

Councillors Present and Speaking

Councillors: Rachel Bishop-Firth

Officers Present

Callum Wernham, Democratic & Electoral Services Specialist
Kamran Akhter, Principal Highways Development Management Officer
Brian Conlon, Operational Manager - Development Management
Connor Corrigan, Service Manager - Planning and Delivery
Mary Severin, Borough Solicitor

Case Officers Present

Andrew Fletcher
Stefan Fludger
Christopher Howard

19. APOLOGIES

An apology for absence was submitted from Rebecca Margetts.

David Cornish attended the meeting virtually, which meant that he could participate in the discussion but not vote on any items.

20. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 8 June 2022 were confirmed as a correct record and signed by the Chair, subject to removal of duplicate attendance of the Chair and Vice-Chair.

21. DECLARATION OF INTEREST

Stephen Conway declared a prejudicial interest in item number 25, on the grounds that he was now the Executive Member for Housing and he had been in discussions with officers and other Executive Members about this application. Stephen added that he would take no part in this item, and would leave the room for its duration.

22. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

23. SHINFIELD FOOTPATH 3 DIVERSION ORDER

Proposal: Application for the diversion of part of Shinfield Footpath 3 under Section 119 Highways Act 1980

Applicant: University of Reading

The Committee considered a report about this Footpath Diversion Order, set out in agenda pages 25 to 32.

Whilst no updates were contained within the Supplementary Planning Agenda, the Committee were verbally advised that the route would contain a gate on point C to stop cattle from reaching the road.

John Kaiser queried whether any substantial trees would be lost as a result of the proposals. Andrew Fletcher, case officer, confirmed that two very small trees would be lost, which had been identified as low value within the tree survey.

Chris Bowring queried whether assurances could be given that the University of Reading would take good care of the kissing gate, and queried alongside John Kaiser whether the upkeep of the new A to C route had been accounted for in the budget. Andrew Fletcher stated that the maintenance of the route would be picked up within the standard public rights of way maintenance budget, whilst maintenance would likely not be required for between three and five years, and a growth bid could be placed in year 3. The kissing gate was owned by the University of Reading and under the Highways Act they were responsible for its maintenance.

David Cornish stated that he always had a cautious approach to moving public rights of way, as they were one of the most ancient civil rights. David queried why a gate could not be placed along a fence in the existing A to B position to allow the landowner to access their land, and queried why a 1.8m security style fence was required if the concern was with regards to the ingress of cattle. Andrew Fletcher stated that the landowner was entitled to fence either side of the footpath so long as they did not encroach upon it, however the landowner felt that this was impractical in its current location as it would not allow them to use the land as effectively. With regards to the fencing, the applicant wished to keep the land secure and were entitled to choose such a design of fence.

RESOLVED That the order be made, subject to no further objections being received, or if objections were received that the order be sent to the Secretary of State for confirmation.

24. APPLICATION NO.220175 - HOGWOOD FARM, SHEERLANDS ROAD, ARBORFIELD, RG40 4QY

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 157 dwellings across parcels P14 and P15 with access via the Nine Mile Ride Extension (NMRE), associated internal roads, provision of Public Open Space (PG2 and AGS5), sports facilities land and allotments land, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Applicant: CALA Homes Thames Ltd

The Committee considered a report about this application, set out in agenda pages 33 to 72.

The Committee were advised that updates contained within the Supplementary Planning Agenda included an update to condition 1 to insert updated planning reference numbers.

John Richards, on behalf of the applicant, spoke in support of the application. John stated that this reserved matters application continued the progress of the Finchwood Park site, whilst phase one was nearing full occupation and phases two and three were under construction. John added that this application for phases fourteen and fifteen would open up the eastern part of the site, allowing delivery to significantly advance. John stated that there was a real community at Finchwood Park, with over 150 occupations across both private and affordable tenures, with critical infrastructure including a SANG which would be transferred to Wokingham Borough Council (WBC) and the Nine Mile Ride being delivered. John added that this application sought to deliver a further 157 new homes, with 52 being affordable. A mix of housing types including 3-, 4-, and 5-bedroom family homes would continue the establishment of a diverse new community within the Arborfield SDL. Over 2.5 hectares of open space would be delivered as part of this application, including an area of the highest quality and diversity which would include a trim trail, bridleway, wildflower planting, play area, BMX facility and a pocket park. This application would also unlock strategic sport and recreation provision to be delivered by WBC via CIL, including sports hubs and new allotments. Ten percent of the site's energy requirements would be delivered through the installation of photovoltaic panels, whilst electric vehicle charging points would be installed at every property. John stated that each home would include an incorporated bat box, insect brick, hedgehog hole and native tree planting.

John Kaiser stated that whilst he was supportive of the development at Arborfield, he was concerned by the number of four-bedroom homes being delivered. John added that the strategic market assessment carried out in 2016 stated that no more than twenty-two percent of any homes should four-bedroom dwellings. John noted that the proposed Toutley development later on in the agenda proposed just seventeen percent of four-bedroom dwellings, whilst this development proposed thirty-three percent. John felt that this was not what the Borough needed. Connor Corrigan, Service Manager - Planning and Delivery, stated that the wider site was delivering 1,500 units and the delivery of affordable units and unit types was looked at across the wider site. As this was an edge of settlement development, it was deemed that the proposed mix was acceptable. John Kaiser queried what guarantees were available that only twenty-two percent of four-bedroom homes would be delivered across the wider site. Connor Corrigan stated that calculations were carried out throughout the development of the wider site, and this also depended on what the market was requiring. Connor added that officers accepted the need for a certain type of housing within the Borough, however this site would be delivered over a period of time and officers assessed each parcel as they came forwards to ensure the right balance was reached. John Kaiser commented that more two and three-bedroom homes were required in the Borough for people who already lived here, as four-bedroom homes tended to attract people from outside the Borough.

Stephen Conway commented that two and three-bedroom homes were clearly needed within the Borough, however this application was part of a much wider site where checks and balances would be carried out. Stephen commented that market housing would help to secure delivery of affordable housing.

David Cornish echoed comments made by John Kaiser, and added that the whole SDL was designed in a different time and the current needs of the Borough needed to be addressed through delivery of such developments. David queried how the landscape management plan would be supervised and enforced. Connor Corrigan stated that the SDL team carried out landscape audits on an annual basis, and the developers were required to replant where issues were found. Connor added that there was not enough resource to check more regularly, whilst some Local Authorities carried out no checks.

Connor stated that WBC's approach was quite successful, and developers had been required to replant trees and in some cases an entirely different species when the wrong species was planted originally.

Andrew Mickleburgh echoed comments made by John Kaiser, however in this particular instance Andrew felt that the reasons given within the public documentation with regards to housing mix were acceptable. Andrew queried whether the access to the allotments and sports facilities would be solely through the residential development, queried whether any emergency access would be provided, and suggested an informative to request that the developers included fruit trees outside of the orchard and additional hedgerows which could include fruit bearing plants. Connor Corrigan stated that officers were trying to avoid vehicles parking towards the south of the allotments and the sports areas, whilst the roads had been built with the expectation people from outside of the development would be using some of the facilities. The developer could not deliver over 100 dwellings without providing emergency access, which was hoped to be delivered when parcels to the northwest were taken forwards.

Gary Cowan asked that officers provide current and up to date figures for the SDL sites with regards to housing mix and affordable housing. Gary welcomed the uplift of 340 trees and the charging points being placed on the site. Gary commented that from his experience on the trees and biodiversity task and finish group, officers had been clear that trees were not checked after planning permission was issued. Gary sought additional details in relation to the link between the A327, Park Lane, and the new Nine Mile Ride extension. Connor Corrigan confirmed that a schedule of SDL delivery could be provided to members, and added that the SDL team checked landscaping compliance in house whereas the development management team did not have the resources to carry out such checks. Kamran Akhter, Principal Highways Development Management Officer, stated that the traffic assessment had been checked at the outline planning stage for the junction at Nine Mile Ride, whilst condition 5 required a second emergency access after the occupation of the 100th unit.

Rachelle Shepherd-DuBey commented that she knew of developments where a large percentage of trees had not survived. Connor Corrigan stated that these checks were carried out on SDL developments, and cited £0.75m worth of trees being replanted in the North Wokingham SDL. Rachelle queried what would determine the emergency access being made into a full access road at a later date. Connor Corrigan stated that policy required an emergency access after the occupation of the 100th units, whilst officers would look at parcels to the north of this site to see if access could be gained.

John Kaiser commented that he would abstain on the vote as he felt that this development was a missed opportunity to meet the current housing needs of the Borough.

Andrew Mickleburgh proposed an additional informative, requesting the developer to include fruit trees outside or in addition to the community orchard, whilst also encouraging the planting of hedgerows which might include fruiting plants. This proposal was seconded by Stephen Conway, carried, and added to the list of informatives.

RESOLVED That application number 220175 be approved, subject to conditions and informatives as set out in agenda pages 34 to 41, updated condition one as set out within the Supplementary Planning Agenda, and additional informative requesting additional fruit trees and hedgerows as resolved by the Committee.

25. APPLICATION NO.211777 - TOUTLEY EAST, LAND ADJACENT TO TOUTLEY DEPOT, WEST OF TWYFORD ROAD, WOKINGHAM, RG41 1XA

Stephen Conway declared a prejudicial interest in this item and subsequently left the room and took no part in the discussion or vote.

Proposal: Outline application for up to 130 residential units and a 70-bed care home (all matters reserved except access to the site).

Applicant: Wokingham Borough Council

The Committee considered a report about this application, set out in agenda pages 73 to 138.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Reference to an additional neighbour comment;
- Extract from the minutes of the meeting held on 11 May 2022 in relation to this application.

Matt Pope, on behalf of the applicant, spoke in support of the application. Matt stated that he was reading out a statement prepared by David Hare, the Executive Member for Health, Wellbeing and Adult Services, who was running late. Matt stated that Toutley East was included as part of the North Wokingham SDL when the Core Strategy was adopted in 2010, and had been expressly promoted for housing within the recent Local Plan Update. The proposals would deliver a positive number of truly affordable housing which would help to meet the projected housing need of the Borough in a very sustainable location with good access to facilities and close to Wokingham Town Centre. Matt added that opportunities would be explored to reduce the carbon footprint of the site in line with the Council's declared climate emergency, in addition to exploring options to improve biodiversity. Matt stated that David Hare was primarily passing comment to champion the proposed specialist dementia care home which was required by Wokingham Borough Council (WBC) immediately. The long-term term trend for those who would require long-term dementia care was set to increase from 160 to 190 in 2025, and to 265 in 2035. Matt added that the impending reforms to adult social care in addition to increasing demand were a storm waiting to happen, and provisions needed to be made to meet this demand. Matt stated that David Hare had a constituent who was asked to leave his care home as he could become violent with staff and other patients, whilst no other care home would want to take him, whereas a WBC dementia care home could meet this type of need. The proposed care home would provide a modern and flexible type of care designed to support personalised care enabling residents to live healthy lives whilst providing better value than current provisions and ensuring enhanced in-Borough service provision for our residents. Matt stated that officers had been working hard to mitigate the problems, and added that David was confident that this facility would provide for the needs of our residents. Away from the prepared statement from David, Matt added that there was nothing of a higher priority for him than providing high quality dementia care ran by WBC.

Rachel Bishop-Firth, Ward Member, spoke in objection to the application. Rachel stated that whilst she was in support of additional social and affordable housing, issues including access and noise still remained unresolved. Rachel stated that residents tended to agree that issues remained, as 36 comments of objection had been received whilst no comments of support had been submitted. Rachel felt that those with the least choice of where to live

should not be placed adjacent to a motorway whereby they could not even open their windows due to excess noise. Rachel added that some gardens would see noise levels over and above acceptable levels, whilst there was currently no bus service in operation. Rachel stated that she would prefer to see the dementia care home and affordable housing placed at a more appropriate site, and added that if the Committee were minded to approve the application that the highways and access issues be made safe.

John Kaiser was of the opinion that this application was a breath of fresh air, with eighty-five percent of homes being one, two, and three bedrooms, with profits re-invested to deliver a much-needed dementia care home.

Wayne Smith felt it was disappointing that not all members managed to attend the site visit, which had proved to be informative. Wayne stated that his concerns had been eased with the suggestion of a 3m high noise bund with tree planting on top. Wayne was of the opinion that work needed to be carried out to the junction of the road in order to reduce speeds, as simply changing the speed limit was very difficult. Wayne commented that a local bus service would be accessible via the new bridge. Connor Corrigan, Service Manager – Planning and Delivery, commented that there would be enough funding for approximately 7 years of a bus service, after which the development should be built out and occupied which could provide the income for the route.

David Cornish applauded the scheme, which made use of a defunct piece of land to provide a high-quality dementia care home. David felt that private purchasers of homes could make their own decision with regards to whether this was the right location for them, whilst the care home was in the hands of expert officers who supported the scheme and felt that it would meet the needs of residents. David sought clarity that the speed limit restriction would be in place on the north side of the bridge. Stefan Fludger, case officer, stated that the extent of the 40MPH limit had not been formalised, however the application rested on reducing the speed limit across the site. There was a condition which required the speed to be reduced, and the extent of where this reduction would occur would be decided upon at that point. Connor Corrigan stated that the 40MPH zone would be pushed back north, most likely past the motorway and this would be finalised at the detailed design stage. Kamran Akhter, Principal Highways Development Management Officer, stated that the new speed limit sign would go on the north side of the bridge under condition 48, whilst a road safety audit would also be required.

Andrew Mickleburgh noted that officers had confirmed that the designation of this site within the draft Local Plan Update and the employment needs assessment were material considerations. Andrew queried whether the 62-bed care home in Winnersh located next to the M4 had seen any concerns raised, and whether any needs of future residents and staff at Toutley could be compromised by its location. Matt Pope, Director of Adult Services, stated that no issues had been raised in relation to the Winnersh site, which was a well-used care home. In relation to Toutley, there were no specific issues identified and the design of the care home would mitigate against any such issues. Matt added that it was a key priority to deliver a brand-new specialist dementia care home within the Borough.

Andrew Mickleburgh queried whether, if approved this evening, actions taken at the reserved matters stage would adequately address issues including noise levels, and queried what would be done to ensure that the junction would be made safe for users from the time that construction began. Stefan Fludger confirmed that condition 13 would require additional details to be submitted with regards to the noise bund if this was deemed to be

required. Stefan added that at present the noise bund was part of the indicative scheme. Each phase of development would require the applicant to submit noise protection measures for the living rooms, bedrooms, and dining rooms. Stefan confirmed that condition 48 required speed limit reduction to be in place prior to commencement of the development. Connor Corrigan stated that this was an outline application which had proposed the upper limits of the residential property number. These number could be reduced if additional space was required for noise suppression measures, or if those properties sat inside an area of unacceptable noise. Noise levels would be checked and monitored throughout development.

Rachelle Shepherd-DuBey commented that whilst a dementia care home was needed, forcing occupants of flats to have their windows to closed due to noise levels would not be ideal. Connor Corrigan stated that mitigation measures would be put in place to reduce noise levels, and there were examples of new development within the Borough at a similar distance to the motorway which had mitigation measures in places including noise bunds.

Chris Bowring sought assurances that if in the first instance speed reduction measures were not adequate that they would be fully addressed. Connor Corrigan stated that a road safety audit would be required to be passed. Kamran Akhter stated that this condition was covered by both a road safety audit and a separate traffic regulation order.

Gary Cowan stated that the report made reference to the current Local Plan allocating the site for employment use whilst the Draft Local Plan Update had allocated the site for residential development. Gary emphasised that the Draft Local Plan Update had limited weight against the weight afforded to the existing policy. Garry questioned how there was compelling material consideration to change the usage of the site given that the Draft Local Plan Update carried less weight, and the Planning Committee were not privy to the information regarding the assessment of the site for employment use. Gary stated that as Councillors, members could look beyond the limited scope of planning considerations and ensure the health and wellbeing of residents. Gary raised concerns that this application was being recommended for approval against the current core strategy and prior to a decision being taken by the Executive, which he felt could limit their options for other uses of the site. Gary stated that whilst other developments had been approved next to motorways, those properties were for private buyers whilst families of dementia patients would not have such a choice. Gary felt that approval of this application would undermine the Executive and put the health and wellbeing of residents at risk, and felt that the application should be deferred until such time that the Executive had made a decision. Connor Corrigan confirmed that the planning decision being made was entirely separate from any Executive decision. From a planning policy point of view, officers felt that the site could be built out and issues such as noise could be mitigated against. Advice had been given from care providers that similar sites had been developed and operated successfully, and it was now down to the planning Committee to make a judgement on the suitability of this application based on its planning merits.

Gary Cowan commented that when looking at a planning application on land which WBC owned, the application should be looked at in its entirety. Gary was of the opinion that approving this application would undermine the Executive's ability to make a decision on the use of the land. Gary felt that it would do no harm to defer this decision by one to two months to allow the Executive to make a decision. John Kaiser noted that the Executive Member for Health, Wellbeing and Adult Services and the Director for Adult's Services had spoken in support of this application, and the Executive could still reject the business case should they wish.

Gary Cowan stated that under the Town and Country Planning Act allowed members to have this debate, as this was WBC determining a planning application on its own land. Mary Severin, Borough Solicitor, clarified that the rule that Gary Cowan had read out was in relation to considering information under Part 2 (private) papers, where there was an exemption for the Council's own applications. Mary added that deferral for non-material planning reasons, for example waiting until the Executive had made a decision on the business case, was not an appropriate reason. Gary Cowan stated that the Planning Committee could make any decision that it wished, whether that was based on a material planning decision or not. It would then be up to the applicant, in this case WBC, to decide whether they wished to appeal the decision and allow the Planning Inspectorate to make a judgement. Brian Conlon, Operational Lead – Development Management, stated a material planning reason needed to exist now which did not exist when this application was previously deferred in order for a deferral to be legitimate.

Gary Cowan stated that he would resign from the Planning Committee after the vote on this item.

Wayne Smith felt issues including bollards, lighting, ventilation and the noise bund should return to the Chair and the Vice-Chair for approval.

John Kaiser commented that it was the decision of the Council to change speed limits on roads.

RESOLVED That application number 211777 be approved, subject to conditions and informatives as set out in agenda pages 74 to 92.

Agenda Item 35.

Application Number	Expiry Date	Parish	Ward
220822	EXT	Barkham	Barkham;

Applicant	Vistry Partnerships (Thames Valley)
Site Address	Hogwood Park, Park Lane, Barkham, Wokingham RG404PT
Proposal	Application for the approval of Reserved Matters pursuant to Outline planning consent 163547 for the erection of 140 residential dwellings (Use Class C3), associated amenity spaces, play area, access, garages, parking, internal roads, pathways, drainage and associated landscaping (Appearance, Landscaping, Layout and Scale to be considered).
Type	Reserved Matters
Officer	Sophie Morris
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 th August 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application site is the former training ground for Reading Football Club (RFC); a site comprising approximately 10.42 hectares, situated to the east of the location of the forthcoming new district centre and existing secondary school (Bohunt) which are being provided as part of the Arborfield Strategic Development Location (SDL).</p> <p>The site itself is not located within the SDL, although it is surrounded to the north, south and west by the SDL boundary and is proposed for allocation within the Local Plan Update. Notwithstanding this, the principle of development on the site was assessed and established through the granting of outline planning permission in March 2021 (ref: 163547) for up to 140 dwellings, and associated parking, soft and hard landscaping within the site, along with full permission for access into the site and 2.83ha of SANG to serve the development.</p> <p>This application seeks approval for the reserved matters which relate to the layout, scale, appearance and landscaping for 140 dwellings. This includes the provision of 56 on site affordable dwelling units (40%). The proposals have been revised and improved through the application process and are considered compatible with the wider area, and in accordance with the general parameters set out under the outline permission and the Council’s adopted policies and guidance in terms of scale, design and appearance. Potential environmental impacts from the neighbouring industrial estate from noise and odour have also been assessed in more detail as part of this application and found to be acceptable. The development would provide high quality development with appropriate levels of parking and amenity for future occupiers.</p> <p>The proposed development would be set within an attractive landscaped setting, comparable in density with the village edge character of the adjoining Arborfield SDL. The development proposals for this site are considered to be high quality and would enhance the SDL delivering on Wokingham’s development aspirations for the wider area.</p>

PLANNING STATUS

- Special Protection Area – 5 and 7 km
- Countryside
- Wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- Sand and gravel extraction
- Groundwater protection zone
- Landfill consultation zone
- Minerals consultation zone
- Nuclear consultation zone
- Contaminated land consultation zone

RECOMMENDATION

That the committee authorise the APPROVAL OF RESERVED MATTERS subject to the following Conditions and Informatives:

CONDITIONS

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 163547 (dated 31st March 2021), which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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

<i>Site Layout</i>	21.1542.100AA
<i>Parking Layout Plan</i>	21.1542.200J
<i>Housing Tenure Plan</i>	21.1542.206G
<i>Landscape Masterplan</i>	P22-0277_05H
<i>Sole Ownership Single and Double Garages</i>	21.1542.700
<i>Shared Garage Combinations</i>	21.1542.701
<i>Brick Built Substation</i>	SSE-GRP-001
<i>Shed specification doc</i>	
<i>House Type A (Cooper)-V1AS-Plans & Elevations</i>	21.1542.400D
<i>House Type A (Cooper)-V1H-Plans & Elevations</i>	21.1542.401D
<i>House Type A (Cooper)-V2AS-Plans & Elevations</i>	21.1542.402C
<i>House Type A (Cooper)-V2H-Plans & Elevations</i>	21.1542.403C
<i>House Type B (Asher)-V1AS-Plans & Elevations</i>	21.1542.410D
<i>House Type B (Asher)-V1H-Plans & Elevations</i>	21.1542.411D
<i>House Type B (Asher)-V2AS-Plans & Elevations</i>	21.1542.412B
<i>House Type B (Asher)-V2H- Plans & Elevations</i>	21.1542.413A
<i>House Type D (Croft Plus)-V1AS- Plans & Elevations</i>	21.1542.430A
<i>House Type D (Croft Plus)-V1H- Plans & Elevations</i>	21.1542.431A
<i>House Type D (Croft Plus)-V2H-Plans & Elevations</i>	21.1542.432A
<i>House Type D (Croft Plus)-V2AS-Plans & Elevations</i>	21.1542.433
<i>House Type E (Spiers)-V1AS- Plans & Elevations</i>	21.1542.440B

<i>House Type E (Spiers)-V1H- Plans & Elevations</i>	21.1542.441B
<i>House Type P (Holly)-V1AS- Plans & Elevations</i>	21.1542.550A
<i>House Type P (Holly)-V1H- Plans & Elevations</i>	21.1542.551A
<i>House Type Q (Spruce a Bay)-V1AS- Plans & Elevations</i>	21.1542.560A
<i>House Type Q (Spruce a Bay)-V1H- Plans & Elevations</i>	21.1542.561A
<i>House Type R (Cypress)-V1AS- Plans & Elevations</i>	21.1542.570B
<i>House Type R (Cypress)-V1H- Plans & Elevations</i>	21.1542.571B
<i>House Type R (Cypress)-V2AS- Plans & Elevations</i>	21.1542.572A
<i>House Type R (Cypress)-V2H- Plans & Elevations</i>	21.1542.573A
<i>House Type S (Cypress Bay)-V1AS- Plans & Elevations</i>	21.1542.580A
<i>House Type S (Cypress Bay)-V1H- Plans & Elevations</i>	21.1542.581
<i>House Type T (Stoneleigh)-V1AS- Plans & Elevations</i>	21.1542.590C
<i>House Type T (Stoneleigh)-V1H- Plans & Elevations</i>	21.1542.591B
<i>House Type U (Aspen)-V1AS- Plans & Elevations</i>	21.1542.600A
<i>House Type U (Aspen)-V1H-Plans & Elevations</i>	21.1542.601A
<i>House Type U (Aspen)-V2AS- Plans & Elevations</i>	21.1542.602
<i>House Type U (Aspen)-V2H-Plans & Elevations</i>	21.1542.603
<i>House Type V (Aspen Bay)-V1AS- Plans & Elevations</i>	21.1542.610A
<i>House Type V (Aspen Bay)-V1H- Plans & Elevations</i>	21.1542.611A
<i>House Type V (Aspen Bay)-V2AS- Plans & Elevations</i>	21.1542.612
<i>House Type V (Aspen Bay)-V2H- Plans & Elevations</i>	21.1542.613
<i>House Type W (Maple)-V1AS-Plans</i>	21.1542.620B
<i>House Type W (Maple)-V1AS- Elevations</i>	21.1542.621B
<i>House Type W (Maple)-V1H- Plans</i>	21.1542.622B
<i>House Type W (Maple)-V1H- Elevations</i>	21.1542.623B
<i>House Type W (Maple)-V2H- Plans</i>	21.1542.624C
<i>House Type W (Maple)-V2H-Elevations</i>	21.1542.625C
<i>House Type X (Mulberry)-V1AS- Plans</i>	21.1542.630A
<i>House Type X (Mulberry)-V1AS- Elevations</i>	21.1542.631A
<i>House Type X (Mulberry)-V1H- Plans</i>	21.1542.632A
<i>House Type X (Mulberry)-V1H- Elevations</i>	21.1542.633A
<i>House Type Y (Lime)-V1H- Plans</i>	21.1542.640A
<i>House Type Y (Lime)-V1H- Elevations</i>	21.1542.641A
<i>House Type Y (Lime)-V1AS-Plans</i>	21.1542.642
<i>House Type Y (Lime)-V1AS-Elevations</i>	21.1542.643
<i>House Type Z (Lime Bay)-V1AS- Plans</i>	21.1542.650B
<i>House Type Z (Lime Bay)-V1AS- Elevations</i>	21.1542.651A

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

INFORMATIVES:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For

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

2. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
3. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which are relevant to the development.
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: (e.g.):
 - addressing concerns relating to highway design and the site layout;
 - addressing comments relating to the design detail of the dwellings;

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

5. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
6. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
7. 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.
8. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
9. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been

approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

10. 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.

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

12. The 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.

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
222158	Application for submission of details to comply with the following condition of planning consent 163547 dated 31/03/2021. Condition 39 relates to archaeological investigation.	Approved
220746	Application for submission of details to comply with the following condition of planning consent 163547 dated 30/03/2021. Condition 43 - Odour assessment.	Approved
220772	Application for a Screening Opinion for an Environmental Impact Assessment for a proposed erection of 140 residential dwellings including access road, garages and all associated parking, open space, play area and soft and hard landscaping.	Not EIA development
163547	Outline application (all matters reserved except access to the site) for up to 140 residential units (Use Class C3) and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the Site off Park Lane, demolition of existing buildings and 2.83ha of SANG to be determined in full detail).	Approved

162139	Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of up to 200 dwellings, Suitable Alternative Natural Greenspace (SANG) and open space	Not EIA development
153486	Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of up to 200 dwellings, indoor football pitch, Suitable Alternative Natural Greenspace (SANG) and open space	Not EIA development
F/2012/1926	Retrospective consent for the erection of temporary single storey buildings for administration, classrooms, analyst/medical treatment room, gym, laundry and changing facilities and creation of overflow car park .	Approved
TP/2007/2511	Application for Temporary Permission for the erection of additional changing facilities and administration offices for a period of five years.	Approved
F/2006/9281	Proposed erection of temporary changing facilities including canteen, dining area, gym, physio area and relaxation room. new press room facility, relocation of existing groundsmans store and inclusion of new groundsmans workshop. Alterations to car park.	Approved
F/2006/7772	Proposed erection of temporary changing facilities including canteen, dining area, gym, physio area and relaxation room. new press room facility, relocation of existing groundsmans store and inclusion of new groundsmans workshop. Alterations to car park.	Refused
F/2004/3567	Proposed erection of temporary changing facilities and ancillary buildings. Amendment to consent F/2003/8464	Approved
032280	Proposed erection of changing facilities, new access from Park Lane and car parking. Demolition of existing sports pavilion.	Approved

SUMMARY INFORMATION

Site Area	Approx 7.59ha (10.42ha including SANG)
Existing units	0
Proposed units	140
Proposed density - dwellings/hectare	27.5
Number of affordable units proposed	56 (40%) wholly on-site provision
Previous land use	Leisure and Recreation (D2)
Proposed Public Open Space	Approx 4.25ha
Proposed parking spaces	324 (281 allocated, 43 visitor/unallocated, and 68 garage spaces). Accounting for each garage as 0.5 spaces this corresponds to an average provision of 2.6 spaces per dwelling across the site.

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Fields in Trust	No comments received
Crime Prevention Design Officer	No comments received
Natural England	Refer to comments made on outline application regarding securing SANG and SAMM payments
National Grid	No comments received
Royal Berkshire Fire and Rescue	No objection
Berkshire Archaeology	No comments received
Gigaclear	Details provided of apparatus in the vicinity of the site and standing advice provided
National Grid	No comments received
Southern Gas Networks	Details provided of SGN owned pipes in the vicinity of the site and standing advice provided
SEE Power Distribution	Details provided of Asset Network Plans in the vicinity of the site and standing advice provided
South East Water	No comments received
Thames Water	No comments received (Conditions included on outline permission)
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No objection
WBC Drainage	No objection
WBC Environmental Health	No objection
WBC Highways	No objection
WBC Trees & Landscape	No objection
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Public Rights of Way	No comments received

REPRESENTATIONS

Parish Councils:

Barkham Parish Council:

Raise concerns regarding three particular points summarised below:

1. The proposed pedestrian link from the development towards Biggs Lane via the associated SANG linking up with those in Hazebrouck Meadows must be delivered. *(Officer Comment: - the design and delivery of the SANG connecting paths have been secured through the S106 agreement and are required to be in place prior to first occupation on the site).*
2. There is no direct road access to any of the SDL infrastructure including the Nine Mile Ride Extension. All car journeys have to begin via Park Lane – even to the much-awaited District Centre. This is not appropriate. *(Officer Comment – This is not relevant to this application. Access into the site from Park Lane was considered in full detail at the outline application stage and deemed to be acceptable. The site was considered to be well located in relation to the SDL infrastructure, and the second section of the Nine Mile Ride Extension to the south of the site along Park Lane is now completed and due to open soon (this includes the Hogwood Spur which is already open).*
3. Concern relating to the construction of homes so close to the Hogwood Park Industrial Estate due to the potential for noise and smell to cause nuisance to residents. A survey of such nuisance will only tell you what is happening on the day of the survey and does not necessarily indicate what may happen in the future as equipment wears, new processes are introduced, and doors and windows are kept open on warm summer nights. *(Officer Comment: - the submitted reports relating to potential noise and smell nuisance have modelled predicted impacts in these respects and are considered to provide robust assessments regarding these matters and appropriate mitigation measures are proposed where necessary. Paras 56-67 refer)*

Finchampstead Parish Council:

- Previous discussions about this development included a pedestrian, cycling and riding route adjacent to Park Lane which would eventually link to Commonfield Lane via Hazebrouck SANG. The Council would expect these provisions to still be included. *(Officer Comment: The section 106 secured the provision of a pedestrian/cycle path through Hazebrouck SANG to link with Biggs Lane and provides an option for the developer to either deliver this or to pay a contribution to the Council for the Council to provide this. The S106 requires this to be in place prior to first occupation on the site.)*

Arborfield and Newland Parish Council:

- Arborfield and Newland Parish Council were never in favour of this development and we refer you to the comments and concerns we submitted previously. *(Officer Comment: The comments made by Arborfield and Newland Parish Council at the Outline application stage related to the principle of development, the traffic impacts and associated infrastructure – all of which are matters that were assessed and deemed acceptable at the outline planning permission stage. There are no comments in these respects that are considered related to this application for the approval of reserved matters relating to layout, scale, appearance and landscaping.)*

Neighbours:

The application consultation letters were sent to 350 neighbouring properties. One letter of objection has been received in response, the comments state:

- The local infrastructure cannot currently support further new developments. The council should focus on finishing housing projects they have already approved to a reasonable standard. Providing schools, highway improvements, community benefits and pushing developers on their S106 obligations before approving more schemes of this size.

(Officer Comment:- the principle of development on the site has been established through the granting of the outline planning permission which assessed the impacts upon surrounding infrastructure. This application relates to the approval of reserved matters relating to layout, scale, appearance and landscaping.)

Local Members: No comments received

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
	NDG	National Design Guide
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
	CP17	Housing Delivery
	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 and Road Infrastructure

	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB08	Open Space, sport and recreation
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	TB25	Archaeology
		Appendix 2 – Parking Standards
South East Plan	NRM6	Thames Basin Heath Special Protection Area
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		Affordable Housing SPD adopted June 2011.
		Technical housing standards – nationally described space standard (March 2015)
		Arborfield Garrison SDL SPD 2011
		Barkham Neighbourhood Plan 2020

PLANNING ISSUES

Application Site and Surroundings

1. The application site relates to the former Reading Football Club (RFC) training ground at Hogwood Park, in the Parish of Barkham. The site is bound to the east by Park Lane, to the south by Byway 18 which provides access to the adjacent Bohunt Secondary school and the location of the forthcoming district centre site and beyond that, the Hogwood Industrial Estate. The grounds of the Bohunt secondary school is situated beyond the western boundary of the site and beyond the northeast boundary lies the Hazebrouck Meadows SANG associated with the Arborfield Garrison Strategic Development Location (SDL) which is open to the public. There is currently one access into the site, located on Park Lane to the east.
2. The site was previously in use as the training ground for Reading Football club between 2003 and 2020. However, planning permission for a new training ground and associated facilities was granted in 2015 on land at Bearwood Park. Those facilities have now been built out and the club has therefore now vacated the application site and have commenced using the new facilities at Bearwood.
3. The north, south and western boundaries of the site adjoin the boundary line of the Arborfield Garrison Strategic Development Location (SDL). Outline planning permissions have been granted for developments of up to 3500 (2000 in the northern part and 1500 in the southern part.) Reserved Matters approvals have been granted for 17 development parcels in the adjacent SDL with c. 1050 dwellings in occupation as of May 2022.
4. The site falls within the countryside as whilst it adjoins development limits to the south, it is not located within the Arborfield Garrison Modest Development Location, is not an allocated site as identified within the Core Strategy but has been proposed for allocation within the Local Plan Update.

5. Access to the site is off Park Lane which will link to the southern section of the Nine Mile Ride Extension (soon to open), via the Hogwood Spur Road which is already open. The site boundary running along Park Lane beyond the entrance to the north is lined with a row of mature leylandii trees. All other boundaries of the site are lined with established trees/hedges. In accordance with the outline permission, the previous buildings on site used in connection with the training facility have now been removed.

Principle of development

6. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
7. The principle of development has been established through the granting of the Outline Planning Permission on 31/03/2021 under application 163547. The permission was subject to an associated S106 legal agreement which secured (amongst other contributions) the delivery of 56 on-site affordable dwellings (40%).
8. Whilst matters relating to layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning permission nonetheless established the broad parameters within which those details need to be worked up in detail for the purposes of the Reserved Matters application submission.

Development Proposals

9. Following the approval of Outline Planning Permission which established the principle of development on the application site, this application seeks to obtain approval for the reserved matters for 140 dwellings. The SANG associated with the site was approved in full detail at the Outline application stage, along with access into the site which will be off Park Lane, via two access points, one of which uses the existing access, with the addition of a secondary access further along Park Lane to the north.
10. In accordance with condition 5 of the outline permission, this application seeks approval in relation to the reserved matters concerning layout, scale, appearance and landscaping.

Layout

11. 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). These principles are also reflected within The Arborfield and Barkham Neighbourhood Plan Policy IRS2: Recognise, Respect and Preserve Identity and Rural Setting of Settlements. Policy AD3 requires new development to reflect the rural character and historic context of existing dwellings. The Government's National Design Guide released in October 2019 is also relevant: Planning practice guidance for beautiful, enduring and successful places.
12. Within the site, the proposed Reserved Matters layout follows the general layout of the illustrative masterplan provided at the outline planning stage with housing within

the southern half of the site, with the associated SANG to the north, adjacent to the southern boundary of the existing Hazebrouck SANG. The main access into the site will be from the existing access off Park Lane, with a secondary new access being provided further along Park Lane to the north. These two access points were considered and approved in full at the outline stage.

13. The SANG serving the development will connect to the existing Hazebrouck SANG via two access paths, the design details and requirement for their delivery having been secured within the agreed S106. Linking these spaces will serve to both provide the required Natural England circular walk distance, as well as to enhance connectivity and permeability opportunities between the north and southern parts of the adjacent Arborfield SDL. One of the linking paths, will be in the form of a ped/cycle path which will run through the Hazebrouck SANG to link up with Biggs Lane to the north. This will further serve to improve permeability and connectivity in the local area. In accordance with the S106 requirements, the developer is either required to deliver this path prior to first occupation of the site, or to pay a contribution for WBC to undertake its delivery.
14. The proposed layout for the housing indicates a loosely arranged but connected hierarchy of streets, with the main road running through the central part of the housing layout around the central green, with secondary access roads emanating from this to serve dwellings around the site. Dwellings are oriented so that they address and provide frontages to the streets, facing out towards the boundaries of the site, which is considered appropriate for a site of this nature which has an existing hedgerow/tree buffer around its perimeter. Providing a suitable buffer between the built form and the boundaries allows space for the provision of an attractive soft edge to the development which is considered appropriate in this location. The response received from the Crime Prevention Design Advisor (CPDA) at the outline stage was supportive of the illustrative arrangement with a building orientation that supports natural surveillance over the public realm. This has been carried through to the reserved matters design and all corner plot dwellings benefit from a dual aspect or two active frontages which is considered acceptable.
15. The proposed layout is also considered to be reflective of the Key Design Principles of a 'village edge' location as set out within the Arborfield SPD. This states that 'Development should front onto and address open space and the surrounding landscape. Settlements edges should be carefully considered to reflect the rural context.' The indicative residential density in such locations of between 25-30dph would also be achieved, with a density of c.27.5dph.
16. As mentioned, the SANG provision associated with the proposals will be located on the northern section of the site, with further integrated areas of public open space, including a 'community green' area located in the central part of the housing layout, which would contain a children's play area. This area would connect with the SANG via a green corridor of landscaped open space. The western side of the site would also accommodate an informal recreation area with the provision of an informal turf playing pitch.
17. It is also considered that the proposed layout will successfully link with the wider SDL. The layout provides connected footpaths running through and around the site as well as linking to Byway 18. This has the potential to serve as an attractive alternative pedestrian/cycle route to the school/wider SDL from Park Lane, through

an area which would benefit from natural surveillance from dwellings fronting on to the southern boundary.

18. The layout is therefore considered to be appropriate in the context of its location and the proposals are considered to be compatible with and complimentary to the SDL and would integrate successfully with the overall SDL vision and masterplan.

Scale

19. The outline application included a Building Heights Plan which indicated that the site would provide dwellings of up to 2 storeys. This principle has been carried through to the Reserved Matters proposals and all dwellings would be a maximum of two storeys in height which is considered appropriate in this location and would not appear out of scale or character with the surrounding area.

Appearance

20. A local character assessment was undertaken at the outline application stage which concluded that the local areas all typically have a strong landscape influence with open space and trees penetrating into the heart of development; trees and landscaping forming a key part of private curtilages; a variety of building heights up to two storeys; a predominance of detached dwellings; significant variation in building set-back; a variety of building relationships to the road; an informal layout; low density by contemporary standards and a common palette of building materials.
21. It is considered that the appearance of the reserved matters proposals have paid due regard to the above surrounding characteristics identified at the outline stage. The site benefits from an existing attractive and well-established tree and hedge lined boundary which will, in the main, be retained and enhanced through the proposals. The provision of a central community green area will provide an attractive central focal point set within the heart of the residential part of the site, visible from many vista points within the street layout.
22. The dwellings across the site would comprise a mixture of detached, semi-detached and small terraces of no more than three properties. This mix results in an appropriately spaced development, reflective of its location. The proposed designs of the dwellings have been amended since the original submission, and now provide further elevational detailing and a palette of materials which is considered compatible with the surrounding area. This includes a mixture of brick, tile hanging and render. Additional brick detailing in the form of quoin detailing and brick course banding has been incorporated onto key elevations in order to add further visual interest. It is considered the overall approach to the design and external finishes would be compatible and complementary with the character and appearance of the surrounding area and would provide a successful and well-designed scheme. Samples of the proposed materials (such as the variety of bricks/tiles/render colour and window colours to be used across the development) would be required to be submitted for approval under condition 11 of the outline permission.

Dwelling Mix and Affordable Housing

23. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The Arborfield and Barkham Neighbourhood Plan Policy AD2 requires proposals to demonstrate a balanced mix of housing to meet local needs. Core Strategy Policy CP5 requires that development outside the SDLs should secure

40% affordable housing. In this instance, the 40% affordable housing policy requirement would be wholly met by on-site through the provision of 56 dwellings. The proposed affordable housing dwelling mix would comprise a mix of 2, 3 and 4 bed houses with a tenure mix of 70% social rent and 30% shared ownership as follows:

Houses	S106 Affordable	RM Affordable	RM Private	Total
2 bed	30	19	7	26
3 bed	18	27	42	69
4 bed	8	10	31	41
5 bed	0	0	4	4
Totals	56	56	84	140

24. The above table shows that the proposed dwelling mix of affordable housing differs to the mix approved at the outline stage. However, WBC's housing team have been consulted on the proposed amendment and raise no objection to this. The design of the affordable dwellings are considered to be tenure blind and are distributed appropriately within the site.

25. In terms of the proposed private dwelling mix, figure 42 below of the Council's Housing Needs Survey 2020 provides a guide to the potential size and tenure mix of dwellings based upon past trends of the sizes of dwellings occupied by different household types across the borough:

Figure 42: Potential Size and Tenure Mix (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	Affordable Housing	Market Housing	All Dwellings
1 bedroom	20-25%	5-10%	10%
2 bedrooms	45-50%	5-10%	10%
3 bedrooms	20-25%	40-50%	45%
4+ bedrooms	5-10%	35-40%	35%

26. As mentioned, the proposed affordable dwelling mix has been agreed in consultation with WBC Housing Team to ensure the split will contribute towards meeting local need. The private dwelling mix is also considered acceptable, with the provision of 2-beds falling within the above recommended 5-10% range (8%). The provision also falls within the recommended percentage range of 3 bed (50%) and 4-bed (37%) dwellings. Whilst there are no one-beds proposed, the consideration of the mix takes into account the fact that there are apartment blocks containing 1 and 2 bed flats elsewhere on the wider SDL site, in locations where higher density development and apartment blocks were established as acceptable in principle at the outline stage. At the outline stage of this application site, the location was not considered appropriate to accommodate apartment blocks and the density is reflective of an edge of settlement location. Notwithstanding this, it is considered that the proposals would nonetheless ensure the delivery of an appropriately mixed and balanced development in accordance with policy CP5.

Residential Amenities

27. 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.
28. All of the dwellings are designed to meet or exceed the minimum size standards set out in the National Space Standards. The Borough Design Guide advises that a minimum garden depth of 11m should be provided within new developments. A garden depths plan has been submitted with the application which demonstrates that all of the residential gardens provided throughout the development will either meet or exceed the 11m garden depth, with the exception of 7 properties. However, in all of these instances, the overall size and layout of these gardens has been taken into account and the shortfall in depth is made up for in width and overall area and is not considered to compromise the amenity of residents. As such the provision of external private amenity space for these dwellings are considered acceptable.
29. The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the proposed layout adheres to this guidance.

Landscape and Trees

30. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native, – planting as an integral part of any scheme. In addition to requiring compliance with CP11 concerning development in the Countryside, the Arborfield and Barkham Neighbourhood Plan policy IRS1 requires development outside development limits to preserve the character and appearance of the countryside and not lead to the physical, visual or perceived coalescence of existing settlements; Policy IRS2 requires development proposals to recognise, respect and preserve the identity and rural setting of developments.
31. Due to the existing and well-established tree and hedge lined boundary of the site, the proposals will be accommodated within an attractive setting, with further tree and hedge planting being provided throughout the development. Where trees are proposed for removal, these were considered at the outline stage (22 were identified), and none were considered significant and as such no objection was raised. Furthermore, the proposals will provide a significant amount of additional and replacement planting, both within the newly created areas of open space, as well as street planting within the residential layout, in order to provide an attractive landscaped setting for the development and to compensate for the small amount of tree removal which would need to take place in order to accommodate the development.
32. The landscape masterplan submitted alongside the application indicates that the number of new trees to be planted in conjunction with the proposals would be c. 175 (in addition to 90 approved as part of the SANG proposals), and whilst detailed landscaping proposals and exact number of new trees for the scheme will be

approved under outline condition 16, this will significantly exceed a replanting ratio of two trees being planted for every one removed. This is due to the limited number of existing trees within the site that would need to be removed, compared with the significant extent of new trees which would be required across the site to provide for an attractive landscaped setting for the development.

33. The existing Byway adjacent to the southern boundary of the site is heavily tree-lined on both sides which successfully screens views from the site towards the adjacent industrial estate. However, it is acknowledged that during the winter months, this screening effect is reduced due to the leaves falling off the trees and views through to the adjacent industrial estate are possible. There is also an area on the west boundary with the adjacent school where the existing landscape buffer is not as established as elsewhere around the site, although as the landscaping proposals associated with the adjacent Bohunt school establish over time, this buffer will increase. Notwithstanding this, the submitted landscape masterplan proposes further boundary planting comprising a woodland planting mix, including evergreen species in order to ensure the presence of an attractive landscape buffer through all seasons.
34. The proposed landscaping, garden spaces and general open space within the site, together with the proposed boundary treatments, will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. Wherever possible, existing trees and hedgerows are to be retained as integral features of the development and extensive additional tree/hedge planting is proposed. The landscaping provisions are considered to add significant quality to the residential environment.
35. The protection of existing trees and hedgerows within and adjacent to the site is covered by condition 19 on the outline which requires the submission of an Arboricultural Works scheme. It is considered that the overall landscaping proposals will ensure an appropriate setting for the development both visually, but also in terms of the residential amenities of future occupiers. Detail such as boundary treatments, which also play an important part to the overall setting and appearance of a new development, will also be considered under a separate outline conditions application.

Ecology

36. 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. This is also reflected within Arborfield & Barkham Neighbourhood Plan Policy IRS3: Protection and Enhancement of the Natural Environment and Green Spaces.
37. The application site does not include any statutory or non-statutory ecological designations. The closest designation to the site is Hogwood Shaw Local Wildlife Site (LWS), located approximately 10m south of the site. The nearest statutory ecological designation is Longmoor Bog SSSI, located approximately 0.6km from the site. Thames Basin Heaths SPA is also located approximately 2.3km to the southwest of the site.
38. The principles of ecological protection for the development were established

under the indicative plans and strategies of the outline consent. The Ecological Appraisal submitted at the outline stage recognised that hedgerows are a habitat of principal importance within the site, and therefore recommended that the boundary hedgerows to this site should be retained and buffered from the development. WBC Ecologist agreed with this approach, and this has been followed through to the reserved matters stage. The houses front on to the hedgerows and ecologically this is a preferred layout as it gives good access for ongoing management and limits the possibility for encroachment into the buffer zone later down the line.

39. Ecological mitigation and enhancement measures will be secured across the site based on the strategies proposed at the outline stage and for which further details will be approved through various conditions discharge applications. In addition to the provision of SANG and general landscaping proposals, these will include the provision of bat, bird, and invertebrate boxes within the development (secured by outline condition 23). Precautionary mitigation measures to ensure that protected species are safeguarded during relevant site clearance works will be required to be included within the Construction Environmental Management Plan (to be submitted under outline condition 8).

Net gain for biodiversity

40. The NPPF para 170 (d) requires development to provide net gains for biodiversity where possible. WBC Ecologist is satisfied that the proposed scheme demonstrates that there will likely be biodiversity net gain (BNG) in terms of habitats in accordance with the NPPF, including through the provision of the SANG and the significant planting proposals across the site.

Transport, Highways and Parking

41. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network.
42. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the s.106 legal agreement. The outline application was accompanied by a Transport Assessment which assessed the impact of development, both in terms of the traffic generated by the development itself, in comparison with its former use and in the context of the cumulative impact of additional residential development within the neighbouring SDL.
43. Some of the comments received at the outline stage raised concerns regarding the proposals relying on the planned infrastructure associated with the SDL with no timeframe for such provision. It is noted that the supporting road infrastructure for the SDL has progressed further since the granting of outline permission. The first section of the Nine Mile Ride Extension was already built and opened (linking the A327 with the Bohunt Secondary School), and the southern section of the Nine Mile Ride Extension, is now also constructed and will be operational in the near future. The Hogwood Spur Road which forms part of this section of the NMRE is also constructed and open. The speed limit along Park Lane to the south of the application site had already been reduced to 30mph in conjunction with the Council's safe routes to school enhancements in the locality. Along Park Lane to

the north of the site, the speed limit at present remains at 30mph for a short distance beyond the existing access to the site, before returning to 60mph until it reaches north of Commonfield Lane where the speed limit reduces back to 30mph. As such, a contribution was secured through the outline S106 agreement to cover the cost of securing an extension of the 30mph limit which will replace the 60mph section for the existing section along Park Lane to the north.

44. The Reserved Matters proposals accord with the Council's adopted design and parking standards. Primary vehicular access into the site will use the existing access off Park Lane with a secondary access road located further along Park Lane to the north. The routes within the site will have a clear hierarchy and are designed in accordance with Manual for Streets.
45. The layout includes shared surfaces and private driveways off the tertiary streets. The layout is designed to ensure low vehicle speeds. All streets meet WBC standards for carriageway widths and forward visibility. It is proposed that the estate roads and accesses will be adopted by Wokingham Borough Council through a future combined section 38/278 agreement. The highways layout complies with WBC policies and standards and is therefore acceptable.

Access to Public Transport

46. The site is considered to be well situated with regards to connecting to the surrounding SDL and a contribution towards the local bus service was secured through the Outline S106 agreement. The nearest bus stop is on Park Lane immediately to the south of the existing access into the site, and further bus stops are provided along the Nine Mile Ride Extension and towards Arborfield. This route will be well connected to the site via the Hogwood Spur Road which connects the Nine Mile Ride Extension with the Hogwood Industrial Estate, which as mentioned is now operational. Condition 26 of the outline permission requires the submission of details of internal pedestrian and cycle infrastructure and connections from the development to improve footway and cycleway routes that connect the development with bus stops, Byway 18, Arborfield, Hazebrouck SANG, Hogwood Industrial Estate and Nine Mile Ride. Such details once approved are required to be implemented prior to first occupation on site.

Vehicle Parking

47. In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, the development will incorporate parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated and visitor parking.
48. The layout provides 281 allocated driveway parking spaces, in addition to 68 garages, and 43 visitor spaces. This provision is considered to be well distributed throughout the development and meets WBC parking standards. The application is therefore acceptable in parking terms.

Electric Vehicle Charging

49. Condition 30 of the outline permission requires an Electric Vehicle Charging strategy to be submitted to demonstrate at least a 40% coverage of electric vehicle charging points are provided across the site. The applicant is proposing a 100% provision of electric vehicle charging which is welcomed. The technical specification for how this will be accommodated, in conjunction with a detailed highways

specification to accompany a future s.38 agreement will be expected to be submitted under the above referenced condition.

Bicycle parking

50. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 35 of the outline planning consent requires cycle parking and storage in line with the Council's standards which requires 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. The application proposes that cycle parking for houses will be provided on plot, either within garages or garden sheds and the details submitted in this respect are considered acceptable.

Flooding and Drainage

51. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. In addition, Policy AD4 of the Arborfield and Barkham Neighbourhood Plan requires planning applications to address a number of factors relating to flood risk and principles of Sustainable urban Drainage Systems.
52. The application site falls within Flood Zone 1 where the risk of flooding is low. Greenfield runoff rates for the site have been determined and attenuation volumes calculated to cater for the 1 in 100 year flood event with a 40% allowance for climate change before discharging into the ditch to the western boundary at greenfield rates.
53. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and an attenuation basin located in the SANG area to the north of the housing layout, before being discharged at the greenfield run-off rate. WBCs Flood Risk and Drainage officer has reviewed the drainage strategy details submitted in support of this application for the site and is satisfied with the details for the purposes of this reserved matters application. Further detailed information will need to be submitted and formally agreed under a separate discharge of conditions application, pursuant to condition 24 of the outline permission.
54. Thames Water have not commented on this reserved matters application, however they did respond to the outline consultation and conditions 37 and 38 were imposed at their request and relate to details concerning waste water infrastructure and a water supply impact study. Details submitted pursuant to these conditions will therefore need to be agreed in consultation with Thames Water in due course.

Environmental Health

Land Contamination

55. A Phase 1 Desk Study submitted at the outline stage identified several potential sources of contamination which could pose a risk to the proposed end users. As such, the applicant is required to submit a detailed Phase 2 intrusive investigation, pursuant to condition 32 of the outline permission to confirm the presence or absence of these and to identify what remediation may be required.

This will ensure that any identified contamination is remediated in accordance with a scheme to be agreed in writing by the Council.

Noise

56. Condition 44 of the outline application required the reserved matters application to be accompanied by a noise assessment that demonstrates that the housing layout has been designed and/or insulated so as to provide attenuation against externally generated noise. Accordingly, a noise impact assessment report was submitted which assessed noise impacts from traffic along Park Lane, the Hogwood Industrial Estate and the adjacent Bohunt School.
57. The Noise Impact Assessment advises that it has been completed with due regard to relevant British Standards. Noise surveys were undertaken over several days on site to provide a robust evidence base, with the data from the surveys then being used to inform a noise model which predicted noise impacts upon the proposed layout. The noise model incorporated the highest noise level recorded at each of the survey locations to provide a robust assessment. The results of the modelling informed which properties on the site would require mitigation measures in order to ensure required internal and external ambient noise levels are achieved. The methodology used is based on national industry standards and considered to be acceptable and robust by WBC EHO Officer.
58. The results of the noise modelling indicate that with regards to traffic noise, dwellings located on the east side of the site which will have facades facing towards Park Lane will require mitigation in the form of higher specification acoustic glazing and alternative ventilation to ensure that the required internal noise criteria is met without compromising ventilation requirements. This form of mitigation is commonplace across many new developments in the Borough and nationally where properties are positioned close to the surrounding road network.
59. As regards impacts from the adjacent industrial estate, it is acknowledged that there will be noise associated with the uses on the estate. The noise report identified that the closest noise source impacts upon the application site were from plant associated with an electronics company, and general noise associated with the operations of a motor repairs premises. However, the results of the noise modelling report demonstrates that both internal and external ambient noise levels requirements to the proposed layout would be met, with the exception of four properties located along the southern boundary of the site. In these instances, the internal ambient noise level requirement would be met with standard double glazing whilst the windows are closed, however, this would be exceeded with the windows open. As such, higher specification glazing mitigation measures for windows positioned on the southern facades of these properties is therefore required. It is noted that these properties are private units and as such, future occupants will be able to make an informed decision as to whether to buy or not.
60. Noise impacts from the adjacent Bohunt school are associated with the use of the outdoor areas during the day. As such, 3 dwellings positioned on the west side of the site are also recommended to be provided with the higher specification acoustic glazing. The report recommends a minimum 1.8m high acoustic fence to be provided to the rear gardens of two properties on the west side of the site to ensure the required external ambient noise levels within these garden is achieved. This will

be provided in the form of a brick boundary wall, which would be present in this location in any event as it faces onto a public area.

61. Other than the two properties mentioned above, the noise assessment demonstrates that the predicted noise levels to all other rear gardens across the site will fall below the required threshold and as such, no additional mitigation is required.
62. It should be noted that whilst the above recommended mitigation measures in the form of higher specification glazing to some dwellings to ensure that the layout complies with the requirement of the condition, it is not anticipated that occupiers of the properties requiring the mitigation measures will need to keep their windows shut at all times, as the modelling used within the assessment sought to ensure that the proposed mitigation would be suitable for a 'worst-case' scenario based on the noise levels observed throughout the survey period. However, in the event that having windows open does provide noise levels that occupiers find to be uncomfortable, the windows can be closed, and alternative ventilation will still meet the ventilation requirements.
63. The noise modelling report and its conclusions are accepted by the EHO along with the proposed mitigation measures. The specific details of the glazing/alternative ventilation to be used in these properties will be agreed pursuant to condition 44 and agreed through WBC EHO Officers.
64. Noise, disturbance and inconvenience during the construction period will be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline permission which require the submission (for the Council's approval) of a Construction Environmental Management Plan, which also restricts the hours of construction activity. The submission of such details would be submitted pursuant to the outline condition 8.

Odour

65. Condition 43 of the outline permission requires the submission of a detailed odour assessment to ascertain any potential impacts of odour from the adjacent Industrial Estate upon the amenities of future occupiers. An odour assessment report was submitted under conditions application 220746 and includes an assessment of the odours associated with two microbreweries premises located within the adjacent Industrial Estate. A two-stage odour assessment has been undertaken. The first stage assessment was reviewed by WBC EHO officer who requested that further modelling be undertaken to establish a worst-case scenario to ensure a robust assessment of potential impacts.
66. A Dispersion Modelling Assessment was therefore subsequently undertaken in agreement with the EHO. The modelling results concluded that predicted odour concentrations were below the relevant odour benchmark level at all sensitive locations (these being the closest properties located on the southern side of the site). As such, the assessment concluded that operations of the microbreweries would have a negligible potential impact upon potential receptors and no mitigation measures would be required as a result. The modelling assessment and conclusions drawn have been accepted by WBC EHO who considers that the requirements of the above referenced outline condition have been met.

67. It is noted that Barkham Parish Council raised concerns with regards to the proximity of the development to the adjacent Industrial Estate and in particular with regards to the potential for noise and odour impacts. The assessments undertaken in respect of both issues are considered to be robust, and with proposed mitigation measures, will ensure that residents are provided with acceptable levels of amenity. Where excess noise is being created by faulty or wearing equipment, it should be noted that this would be dealt with by Environmental legislation and is not a material planning consideration on this application.

Sustainable Design and Construction

68. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDDL policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010). As the proposal is a residential proposal of over 1000sqm, Policy CC05 also advises that planning permission will only be granted for such proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology.
69. An energy statement has been submitted alongside the application which sets out the various renewable and low energy technology measures proposed to be used in the design of the development in order to reduce energy demand on site, and CO₂ emissions. It advises that through adopting a 'fabric first' approach, together with the use of Flue Gas Recovery Units (FGRU), Waste Water Recovery Units (WWRU) along with photovoltaics (PV) solar panels, and air source heat pumps the proposals will result in CO₂ reductions of over 10% in accordance with Policy CC05. These details will be formally approved pursuant to outline condition 33.
70. As referenced earlier in the report, in conjunction with the proposals, a significant number of new trees would be planted across the site (over 250), which would also help reduce CO₂ emissions, and further contribute towards the Council's Climate emergency commitment response to working towards achieving zero carbon.

Impact on Listed Buildings and Heritage

71. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings and the Arborfield and Barkham Neighbourhood Plan Policy IRS4 requires development proposals to demonstrate how they protect or enhance the historic and natural character of the area. The outline application established that there are no designated or undesignated heritage assets within the site and none are located within such a distance from the site that their setting would be affected by the proposals. The proposals would therefore not have a detrimental impact upon the special interest or setting of any nearby Listed Buildings or designated Heritage Assets.

Archaeology

72. MDD Policy TB25 states that in areas of high archaeological potential, applicants will be required to provide a detailed assessment of the impact on archaeological remains. If development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is

that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

73. An Historic Environment Desk-Based Assessment was submitted in support of The outline application. In response, Berkshire Archaeology advised that further evaluation of the archaeological potential of the site would be required through field work and recommended a condition requiring the submission of a written scheme of investigation which secures a programme of archaeological work. These details are required pursuant to condition 39 of the outline application and a discharge of conditions application relating to the proposed written scheme of investigation has been submitted and approved in consultation with Berkshire Archaeology under application reference 222158.

Employment Skills Plan

74. Policy TB12 of the Wokingham Borough Council MDD, requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a supporting method statement. The applicant has elected to provide an Employment Skills Plan in accordance with the options secured within the outline S106 agreement. This has been submitted to the Council and agreed with officers in the WBC Economic Development team. WBC will continue to be involved in ensuring the employment targets within the plan are met.

CONCLUSION

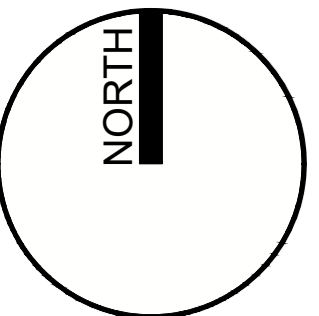
75. This reserved matters proposal does not substantially deviate from the principles and parameters established by the outline planning permission, and is considered to be compatible with its edge of settlement location in terms of character and appearance. It is considered to be a sustainable development that offers substantial public benefit and will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the application should otherwise be refused. The application is therefore being recommended for approval, subject to the conditions listed.

The Public Sector Equality Duty (Equality Act 2010)
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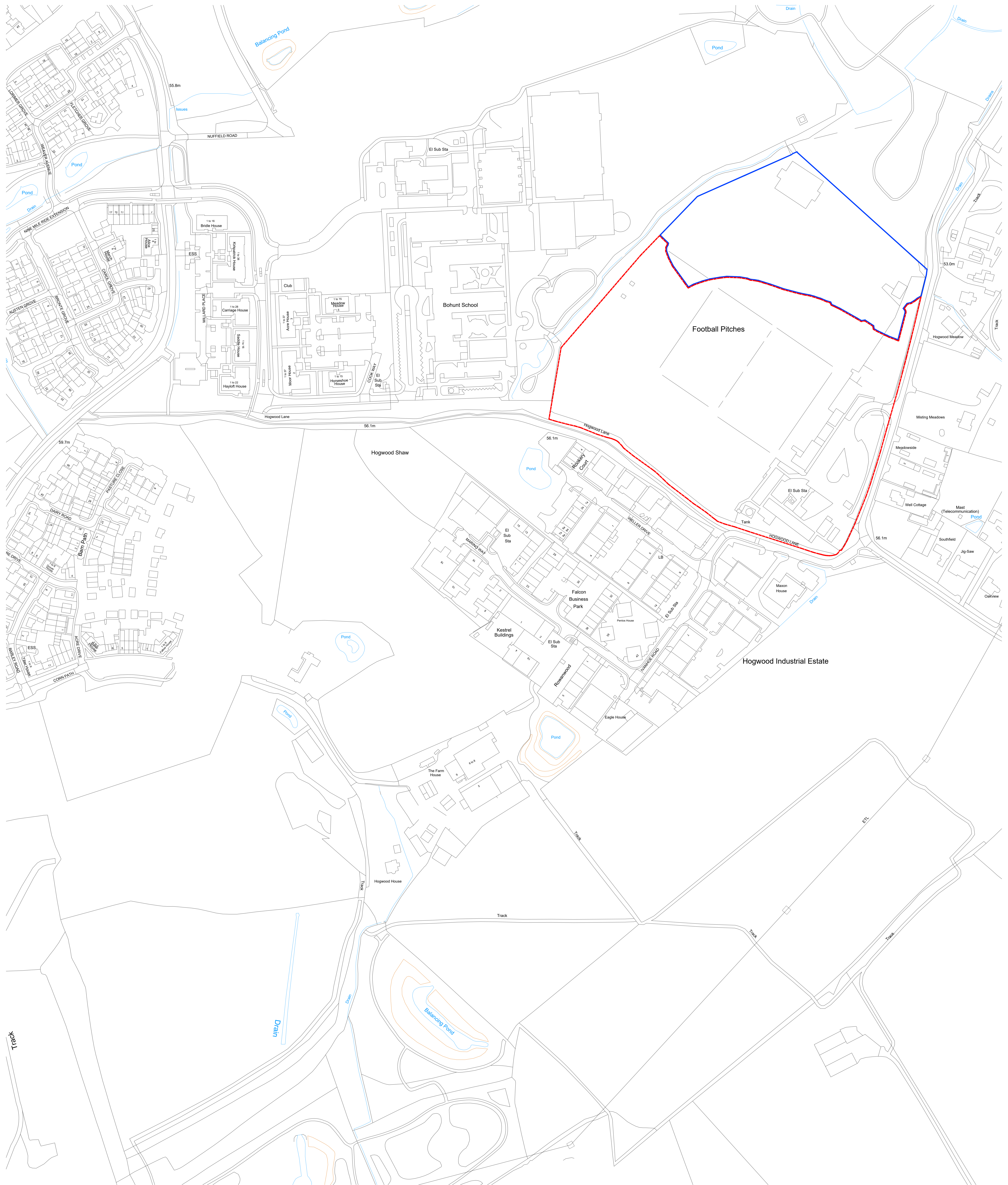
<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.</i>

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HOGWOOD PARK, FINCHAMPSTEAD
SITE LOCATION PLAN



KEY:
— RESERVED MATTERS PLANNING BOUNDARY
— SANG APPROVED UNDER PLANNING REFERENCE: 163547



B	28.02.2022	Site Boundary & SANG confirmed by BIG (Vistry)	AL
A	19.01.2022	Site boundary confirmed by JD (Vistry)	AL
Rev	Date	Amendment	Initials

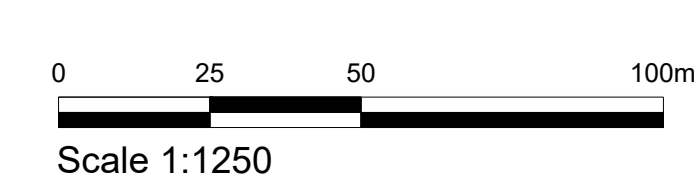
Project:
**HOGWOOD PARK
 FINCHAMPSTEAD**
 Client:
 VISTRY PARTNERSHIPS (THAMES VALLEY)
 Drawing:
 SITE LOCATION PLAN

Drawing no: 21.1542.010 Rev: B

Scale@A: 1:500 Date: MAY 2021 Drawn: AL Checked: —

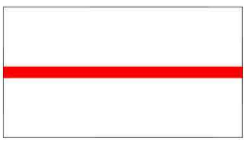
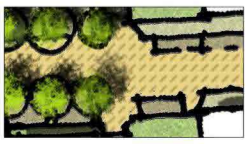












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|  | Site Boundary |  | Shared Surface / Lane |  | Open Space |
|  | Building |  | Footpath |  | Existing and Proposed Trees |
|  | Main Street |  | Courtyard | | |
|  | Secondary Street |  | Parking | | |
|  | Private Drive |  | Garden | | |

Project
 Hogwood Park
 Finchampstead
 Drawing Title
 Illustrative Masterplan

Date 02.08.16 Scale NTS@A1 Drawn by S.M. / O.C. T.L.
 Project No 24309 Drawing No RG-M-29 Revision N



Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

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- KEY:
- * S106 Social Rent (approx 70% Split)
 - * S106 Shared Ownership (approx 30% Split)



Rev	Date	Amendment	By
AA	27-07-22	Site Layout updated	AL
Z	27-07-22	Site Layout updated	AL
V	21-07-22	Highway amendments due to LPA's comments	AL
X	14-07-22	Process layout prior to LPA's comments	AL
W	11-07-22	Updated Layout in SW corner. Landscaping to follow	AL
V	15-06-22	Updated Landscape drawing added	AL
U	09-06-22	Footpath added	MP
T	08-06-22	Landscape drawing added	YC
S	30-05-22	Final 2D representations & Affordable mix amended	AL
R	26-05-22	Site Boundary Lines (Red & Blue) amended	AL
Q	26-05-22	Affordable Mix amended	AL
P	25-05-22	Boundary Lines used to SANS widened	AL
N	26-05-22	Site Layout amended as per Client comments	AL
M	25-05-22	Site Layout amended as per Client comments	AL
L	24-05-22	Site Layout amended as per Client comments	AL
K	20-05-22	Site Layout amended as per Client comments	AL
J	20-05-22	Affordable mix amended	AL
I	23-05-22	Single Carper not path directions changed	AL
H	23-05-22	Affordable mix amended	AL
G	19-05-22	Affordable mix amended	AL
F	18-05-22	Affordable mix amended	AL
E	11-05-22	Footpath codes changed to reflect SDA	AL
D	10-05-22	Layout amended as per DTR	AL
C	09-05-22	Layout amended as per client's comments & Drawing no. updated to "100"	AL
B	01-05-22	Layout amended as per client's comments	SP
A	28-01-22	Layout amended as per client's comments	SP

Project:
**HOGWOOD PARK
FINCHAMPSTEAD**

Client:
VISTRY PARTNERSHIPS (THAMES VALLEY)

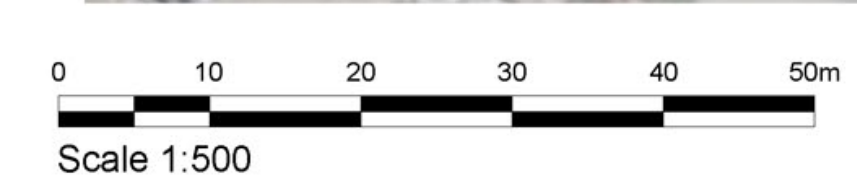
Drawing:
PROPOSED SITE LAYOUT

Drawing no: **21.1542.100** Rev: **AA**

Scale@A0: 1:500 Date: MAY 2021 Drawn: AL Checked: SF



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FOR PLANNING

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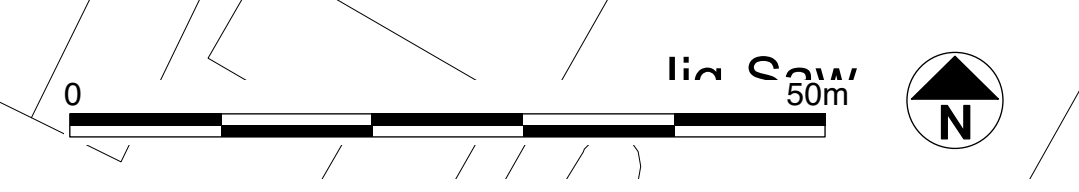
- Key**
- Site Boundary
 - SANG Site Boundary
- See Barton Willmore drawing RG-L-05 for detailed SANG design
- 1m high treated timber post and rail fence with 'pig mesh' (to control dog access) to POS / SANG boundary
 - Existing trees retained in accordance with BS 5837:2012
 - Proposed feature tree planting
- See drawing P22-0277_06 for specification
 - Proposed native tree planting
- See drawing P22-0277_06 for specification
 - Proposed native hedgerows
- See drawing P22-0277_06 for specification
 - Proposed woodland scrub planting
- See drawing P22-0277_06 for specification
 - Proposed ornamental shrub planting
- See drawing P22-0277_06 for specification
 - Earth mound
- See drawing P22-0277_03 for specification
 - Areas of low maintenance amenity grass
- Germinal (or similar) A22 Mix.
 - Areas of amenity grass
- Rear/ front garden plots
 - Areas of tussocky grassland
- Emorsgate (or similar) EG10 Tussock Grass Mixture
 - Areas of shady grassland
- Emorsgate (or similar) E11 Hedgerow Mixture
 - Areas of wildflower grass
- Emorsgate (or similar) EMI Basic General Purpose Meadow Mixture
 - Macadam surface to footpaths
 - Front garden paths (ie. concrete slabs)
 - Hoggins self-binding gravel footpath
- colour, buff
 - Cellular grass reinforcement system (suitable for emergency vehicular access)
- e.g. Grasscrete or similar approved
 - Safety surfacing to LEAP play equipment. Bound rubber shred - Colour Green. Giftords Cushion Fall (or similar)
 - Proposed seating:
Furniture (or similar approved)
Cheshunt (CHS6) hardwood timber bench with back
 - Proposed litter bins.
Broxap (or similar approved) Derby, ref: BX45G 2550; powder coated galvanised steel. RAL 9005; base mounted
 - Information board
Broxap (or similar approved) Stockwell Display Case (BX STOCKWELL), stainless steel
 - 450mm high timber knee rail
- See drawing P22-0277_02 for specification
 - 1100mm high bow top anti-trap railing
- See drawing P22-0277_02 for specification
 - Proposed double leaf maintenance gate to match fence type, 'Ranch style'
 - Proposed drop bollards
Broxap (or similar approved) BX17 Square Timber Bollard, ref: BX17/FlatTop, removable
 - Robinia Play Equipment to LEAP.
- See drawing P22-0277_03 for specification

Note:
 Drawing list
 Hard landscape plan - P22-0277_01
 POS boundary treatment plan - P22-0277_02
 Play area detail - P22-0277_03
 Detailed on plot landscape proposal - P22-0277_04
 Landscape masterplan - P22-0277_05
 Detailed POS planting plan - P22-0277_06

Revisions:
 First Issue - 24/02/2022 IHW
 A - 12/02/2022 IHW Amended to clients comments
 B - 02/03/2022 IHW Amended to clients comments
 C - 09/03/2022 IHW Amended to clients comments
 D - 07/04/2022 LAB Amended to LPA comments
 E - 14/07/2022 LAB Amended to latest layout and clients comments
 F - 15/07/2022 LAB Amended to latest layout
 G - 26/07/2022 IHW Amended to latest layout and following LPA ecology comments
 H - 12/07/2022 IHW Amended to arch layout AA

Landscape Masterplan Hogwood Park, Finchampstead

Client: Vistry Partnerships
 DRWG No: **P22-0277_05** REV: **H**
 Drawn by: IHW/ LAB Approved by: RVF
 Date: 28/07/2022
 Scale: 1:500 @ A0



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PLANNING REF : 220822
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 12/05/2022

COMMENTS:

Barkham Parish Council has expressed concerns about this development - more recently in its responses to PA 163547 submitted 10 Nov 2020 and the Nov 2021 to Jan 2022 Local Plan Update Consultation submitted 19 Jan 2022. There were three points in particular:

1. It has been

proposed that a pedestrian link from the development towards the Biggs Lane would be achieved via footpaths across the associated SANG linking up with those in Hazebrouck Meadows. This must be delivered.

2. Section 5.8 of the Nov 2021 to Jan 2022 Local Plan

Update Consultation proposes 'the site is included as part of the Arborfield Garrison SDL policy due to its close association'. Yet there is no direct road access to any of the SDL infrastructure including the Mile Ride Extension. All car journeys have to begin via Park Lane - even the weekly shop to the much-awaited District Centre. This is not appropriate.

3. The construction of homes so close to Hogwood Park Industrial Estate is worrying because of the potential for noise and smell to cause nuisance to residence. It must be kept in mind that a survey of such nuisances only tells you what is happening on the day of the survey and does not necessarily indicate what may happen in the future as equipment wears, new processes are introduced and doors and windows are left open on warm summer nights. This is misguided.

It is disappointing that these last two points have not been heeded.

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Agenda Item 36.

Application Number	Expiry Date	Parish	Ward
221453	19/08/2022	Earley	Bulmershe and Whitegates

Applicant	Mr S Sidhu
Site Address	25 Palmerstone Road, Earley, RG6 1HL
Proposal	Householder application for the proposed first storey extension and raising of the roof to create a habitable first floor, single storey rear extension and changes to fenestration.
Type	Householder
Officer	Kieran Neumann
Reason for determination by committee	Listed by Councillor Croy

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 th August 2022
REPORT PREPARED BY	Operational Lead – Development Management

SUMMARY

The scale and design of the proposed first floor extension to raise the roof of this dwelling is sufficiently in-keeping with other two storey dwellings on the street. The single storey rear extension is also well screened from the road and would not adversely impact the character of the area.

There are no concerns on neighbouring amenity grounds or on parking/highway safety grounds, subject to conditions. There are also no significant Tree and Landscape concerns subject to an informative attached to the decision notice.

This application is therefore recommended for conditional approval.

PLANNING STATUS

- Major development location - Earley

PLANNING HISTORY

No relevant planning history for the site.

SUMMARY INFORMATION

For Residential

Site Area – 740m²

Existing parking spaces – 3

Proposed parking spaces – 3

CONSULTATION RESPONSES

WBC Highways	No objections subject to conditions
WBC Landscape and Trees	No objections
WBC Drainage	No comments received

REPRESENTATIONS

Town/Parish Council:

Recommend Refusal - Due to the poor design of the first floor extension, which fails to reflect the character of the street, nor the character of the host dwelling, contrary to Policy CP1, in that the design of the first floor extension fails to maintain or enhance the quality of the environment, and Design Policy R23 in that the first floor extension is poorly considered, fails to complement the host dwelling, neither adopting the style of the host dwelling, nor being a carefully considered contrast; Policy CP3 being of inappropriate built form, and materials, failing to deliver a high quality of design and out of character with the area, and failing to respond to the character of the host dwelling, being of a poor design. Paragraph 130 of the NPPF, the first floor extension fails to add to the overall quality of the area, it is of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area.

Local Members:

Councillor Croy:

"I recommend this application for refusal and I wish this application be listed for consideration by the Planning Committee as it contravenes (as other objectors have pointed out):

CP1 - the poor design of the first floor extension, which fails to reflect the character of the street, nor the character of the host dwelling, contrary to in that the design of the first floor extension fails to maintain or enhance the quality of the environment,

Design Policy R23 in that the first floor extension is poorly considered, fails to complement the host dwelling, neither adopting the style of the host dwelling, nor being a carefully considered contrast;

Policy CP3 being of inappropriate built form, and materials, failing to deliver a high quality of design and out of character with the area, and failing to respond to the character of the host dwelling, being of a poor design.

Paragraph 130 of the NPPF, the first floor extension fails to add to the overall quality of the area, it is of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area.

The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area."

Neighbours:

Eight objections received on the following grounds:

- Parking concerns
- Existing footings/foundations not able to support proposals (**Officer comment: This is a matter for building regulations and is not a material planning consideration**)
- Proposals out of keeping with the street, in particular the row of bungalows in belongs to
- Noise and pollution/disruption during construction works
- Loss of light
- Concerns of use as a HMO (**Officer comment: The possibility of future development is not a material planning consideration.**)
- Ridge line is too high
- Overlooking
- The proposals would enable further development at a higher level (**Officer comment: The possibility of future development is not a material planning consideration.**)

APPLICANTS POINTS

- No additional comments made

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
Supplementary Documents (SPD)	Planning BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Site Description:

1. The application site currently consists of a 1.5 storey bungalow. The bungalow itself has a hipped roof form with a twin gable protrusion and a gable roofed dormer on its frontage as well as two larger gable roofed extensions to the rear. The site has ample rear amenity space to the north-east and an outbuilding to the rear of the garden. In front of the host dwelling lies driveway parking for three vehicles which is accessed via two entries to the site separated by a low brick wall that lines the frontage. Notably, the street is situated on a steep incline which raises further to the east.
2. Palmerstone Road is comprised of a significant mixture of both architectural styles and roof styles/heights. There is no coherent design on the street as dwellings range from single storey bungalows, two storey semi-detached dwellings and two storey detached dwellings, all of which have differing styles/frontages.

Proposal Description:

3. This application seeks permission for a proposed first floor extension to the dwelling raising its roof by approximately 1.85 metres, a single storey rear extension plus changes to fenestration.
4. The first floor extension would retain the hipped roof form of the bungalow and increase the maximum ridge height of the dwelling to 8 metres. The extension would retain the existing twin gables on the frontage.
5. With regards to the single storey rear extension, it would have a twin gable roof form and protrude approximately 8.7 metres from the rear of the dwelling.
6. Amendments were secured on 8th June and 12th July which reduced the ridge line of the dwelling by 0.7 metres and corrected inconsistencies regarding fenestration on the floor and elevational plans.

Principle of Development:

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
8. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be

acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major/modest/limited development location, the proposal is acceptable in principle.

9. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
10. The Borough Design Guide states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties. It also recommends that where there is a regular pattern to the built form, with a repeated building type on a consistent building line, then any alteration or extension that is visible from the street should not unbalance the rhythm of the frontage.

Character of the Area:

11. A number of objections have been received on the grounds that the first floor extension to the dwelling would be out of character with the street scene, especially the row of bungalows that it is part of.
12. The street scene is extremely varied on Palmerstone Road with no overriding architectural style. Dwelling types include single storey bungalows with hipped roofs and twin gable front facades (some of which have 1.5 storey loft conversions), two storey semi-detached hipped roof dwellings with either rectangular or semi-circular bay windows, two storey detached dwellings with traditional gable roofs and red brick/tile hung frontages and a large, crown roofed two storey apartment building which lies adjacent to the junction between Palmerstone Road and Culver Lane.
13. The first-floor extension would undoubtedly be visible within the immediate context of this row of bungalows, however it would also be read as part of the wider street. In this context, the alteration of the property from a chalet bungalow to a two-storey dwelling is not dissimilar to those other two-storey dwellings on the street, and is therefore not harmful in itself. The 8-metre ridge height is also commensurate with that of other two-storey dwellings along the street, whilst the overall scale of the house would not be disproportionately taller than those chalet bungalows either side.
14. The proposal retains the twin gables to the front elevation which retains a sufficient level of architectural interest and respects the bungalow's original character. This is a positive aspect to the design and reflects the mix of architectural styles along the street.
15. With regards to the single-storey rear extension, whilst it would extend into the rear approximately 8.6 metres, it would be well screened from the road and would not adversely impact the character of the area.

Neighbouring Amenity:

Loss of light:

16. It is not considered that the proposals would result in any adverse loss of light to either adjacent neighbour. No.27 would be unaffected due to the orientation of the sites and the only impact onto no.23 would be a small number of thin horizontal flank windows which either serve as the openings to non-habitable rooms or are secondary windows to habitable rooms.

Overbearing

17. The first-floor extension would retain an approximate 1 metre separation distance from the site boundary shared with no.27 to the south-east. The separation distance between the neighbours side windows would be approximately 4.2 metres which is considered sufficient to overcome any harmful overbearing concerns in this regard.

18. The single-storey rear extension would align with no.27's rear garage, and also benefit from sufficient separation distance. In this regard these factors are considered to avoid any adverse overbearing concerns.

19. The separation distance proposed between the site boundary shared with no.23 also overcomes any overbearing concerns with regards to both the first-floor extension and the single-storey rear element.

Overlooking

20. There are no concerns on overlooking grounds. One first floor staircase window is proposed and a condition will be attached which ensures this remains obscured and limited in opening height.

Residential Amenity:

21. The proposals would not adversely impact the usability of the site's rear amenity space. Its depth would remain at approximately 33 metres which is sufficient and commensurate with surrounding neighbours.

Highways, Access and Movement:

22. Whilst the proposals would result in additional habitable rooms, the submitted drawing indicates driveway parking for three vehicles. The level of parking meets WBC parking standards and is therefore considered acceptable to serve the development.

23. There are no concerns on highway safety grounds.

Landscape and Trees:

24. The development extends the rear of the dwelling, necessitating the removal of an existing outbuilding on the boundary with No. 27 where there are also trees planted close to this location. The trees appear to be growing close to the boundary within the curtilage of No. 27 – care must be taken when demolishing the outbuilding and constructing the foundations for the new where tree roots may be present.

25. The trees are not protected but they contribute to the boundary and rear garden character of the area, and must be retained and protected for the duration of the demolition and construction phases. Whilst a condition for appropriate mitigation will not be attached, an informative will be added which advises the applicant to take care when demolishing the existing outbuilding adjacent to the boundary with no.27.

CONCLUSION:

26. In summary, the proposals are considered to be sufficiently in-keeping with the street scene as a whole, and would not adversely impact the amenities of the adjoining occupiers. Furthermore, the parking proposed complies with the Council's Parking Standards. Subject to conditions 1-5 below, this application is recommended for approval.

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.

RECOMMENDATION:

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

Conditions:

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

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

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered PR25:004, PR25:005 Rev.P2, PR25:006 & PR25:101 received by the local planning authority on 08/06/2022 & 12/07/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

4. Restriction of permitted development rights - Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first-floor level or above in the south-eastern elevation of the first floor extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Informatives:

1. The applicant is advised to carefully demolish the outbuilding and any foundation layer of the existing outbuilding around tree roots, and aim to avoid as far as possible

excavation within the area beneath the tree canopies and tree rooting area when constructing foundations. Fence off the area beneath the trees for the duration of the construction phase.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any

representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to the character of the area.

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.

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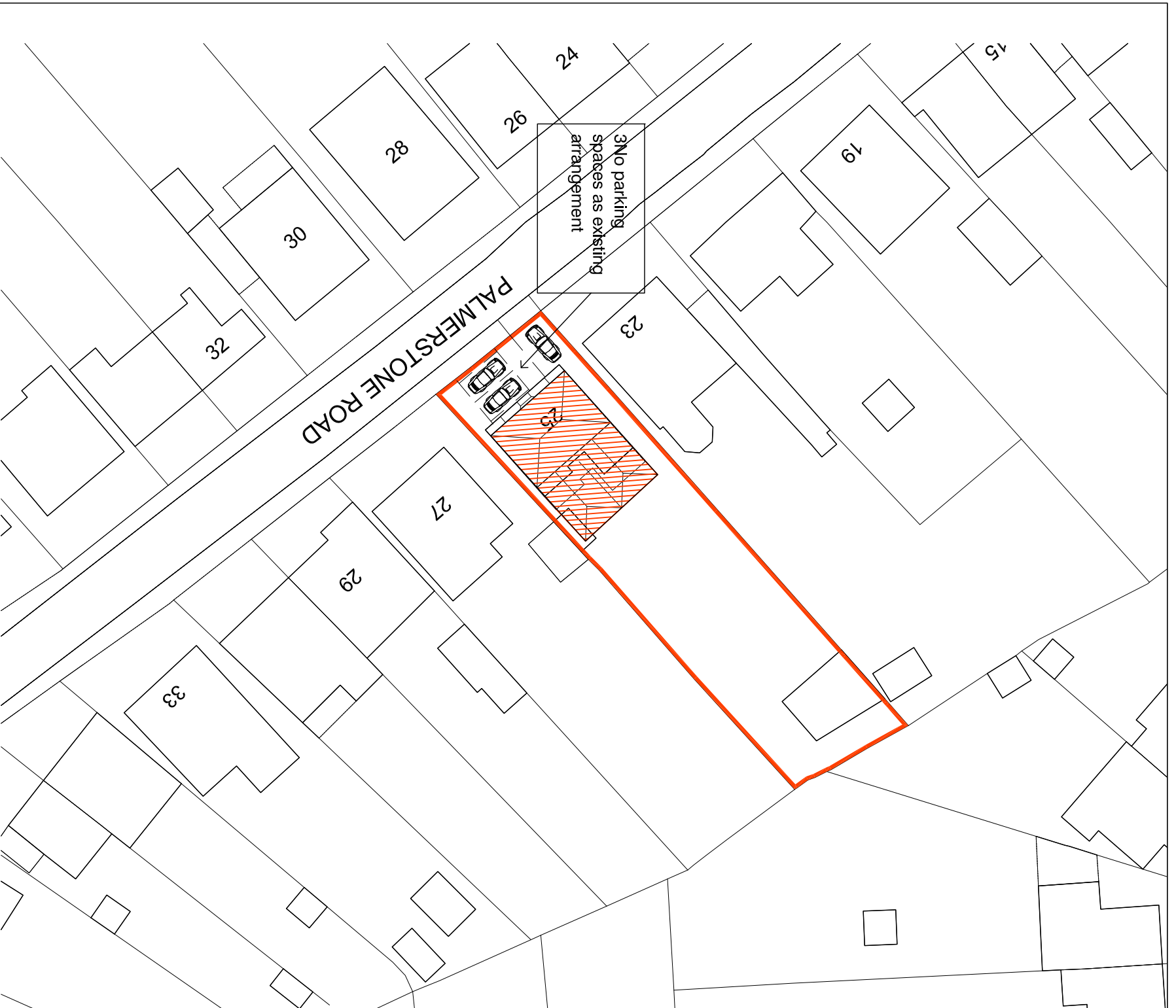






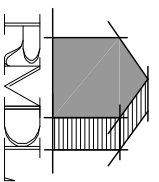


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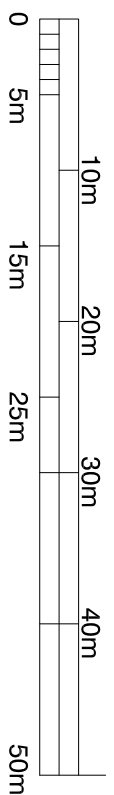


SITE PLAN 1:500

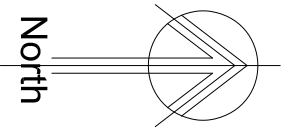
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LOCATION PLAN 1:1250



Proposed vertical extension to add full first floor over original footprint of existing bungalow, with additional single storey rear extensions

at 25, Palmerstone Road, Earley RG6 1HL
 for Mr Sidhu

SITE BLOCK PLAN

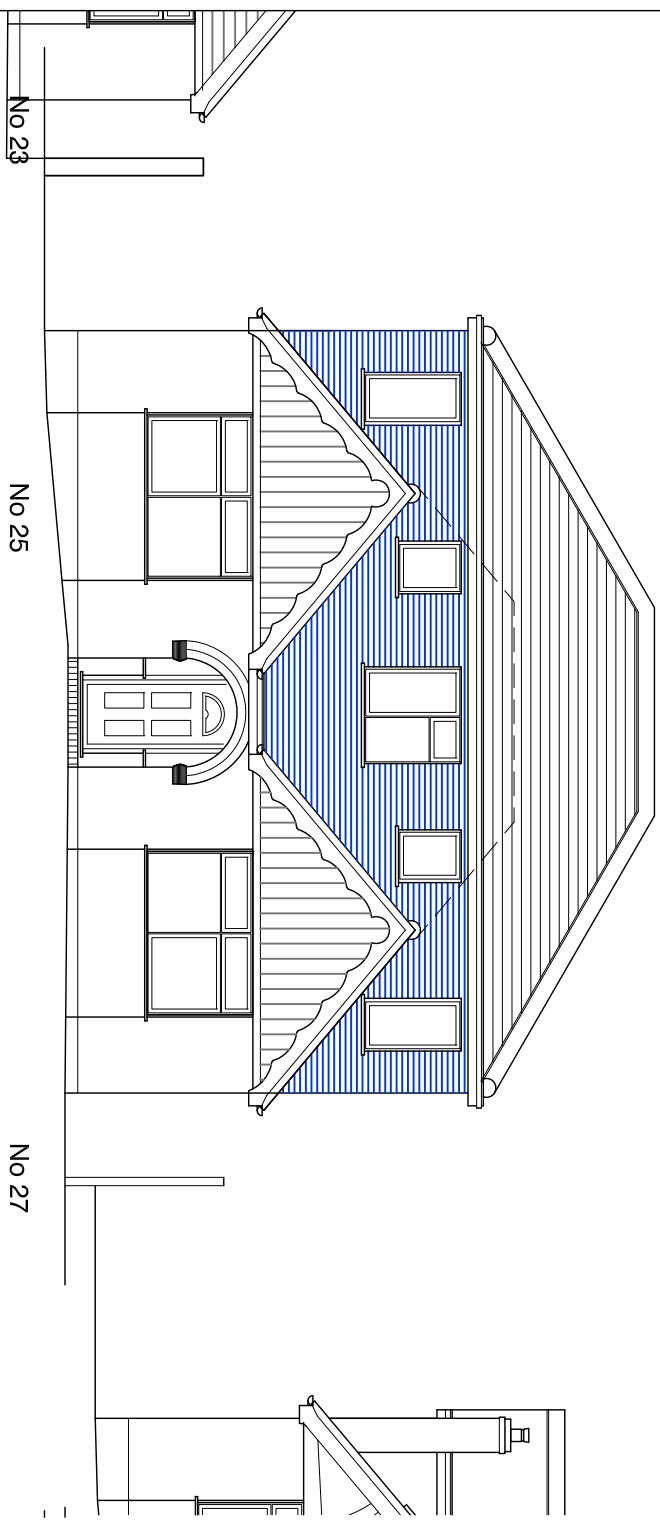
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PA25:101 Rev -

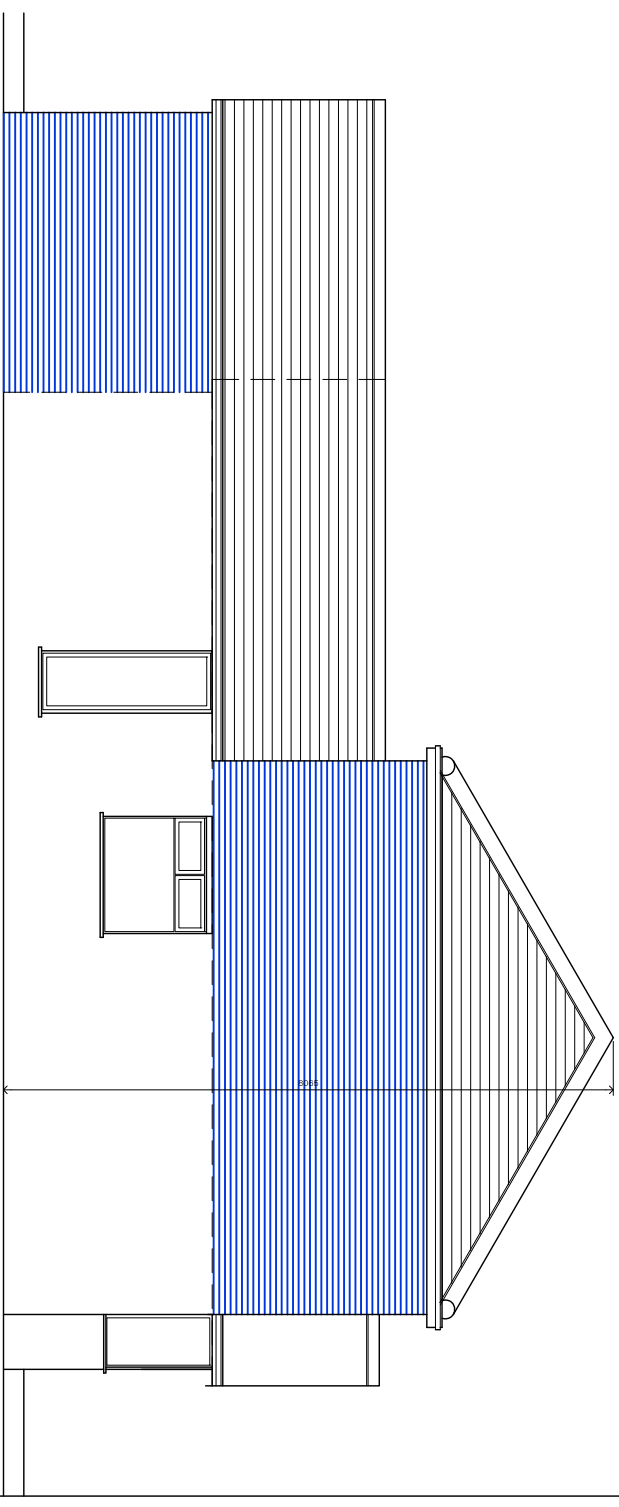
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P1 Ridge height lowered
 P2 window to stair hallway added

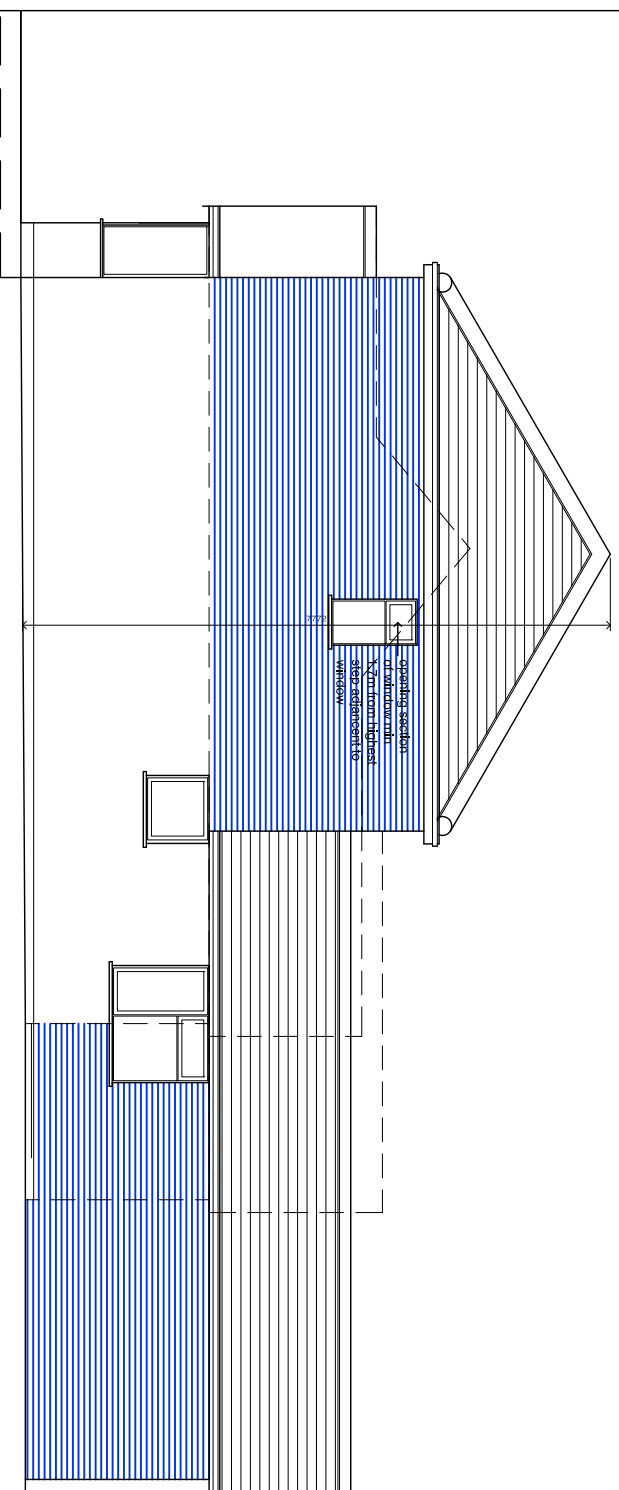
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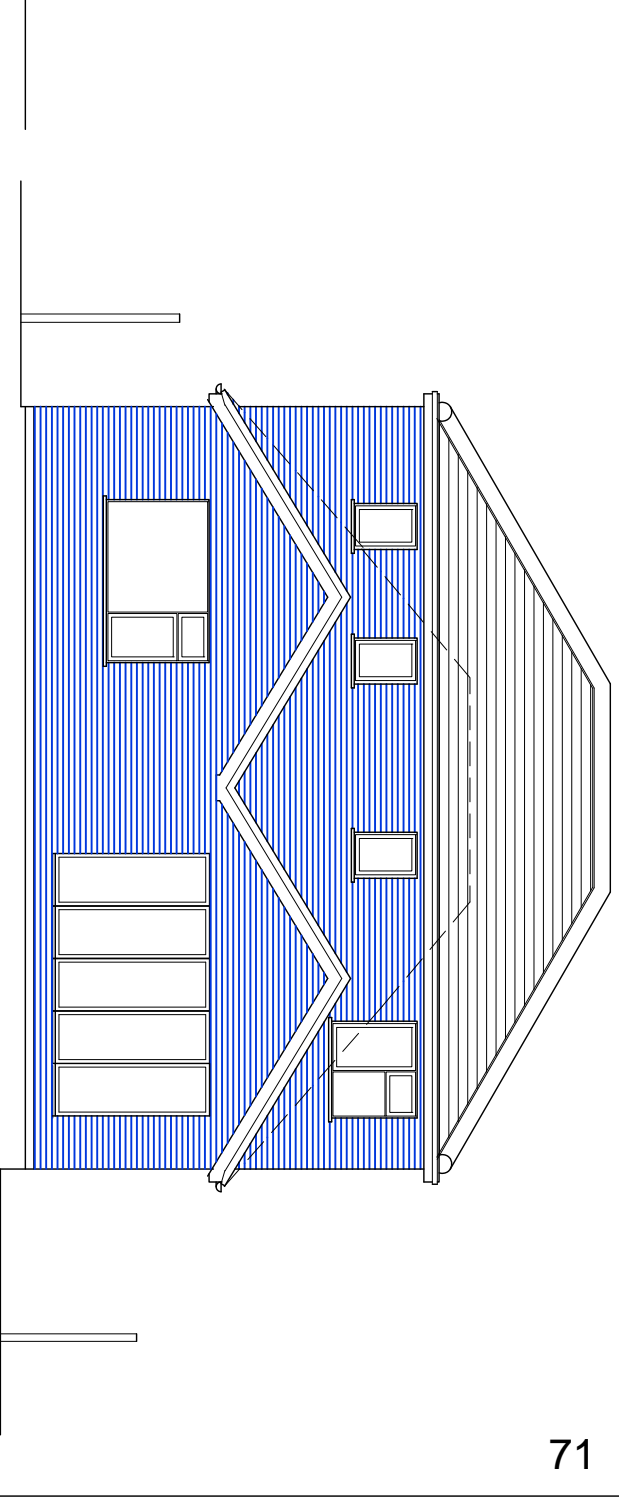
Front Elevation
 facing Palmerstone Road



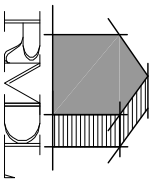
Side Elevation
 facing No 23



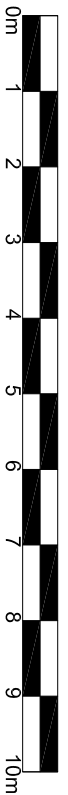
Side Elevation
 facing No 27



Rear Elevation



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Proposed vertical extension to add full first floor over original footprint of existing bungalow, with additional single storey rear extensions

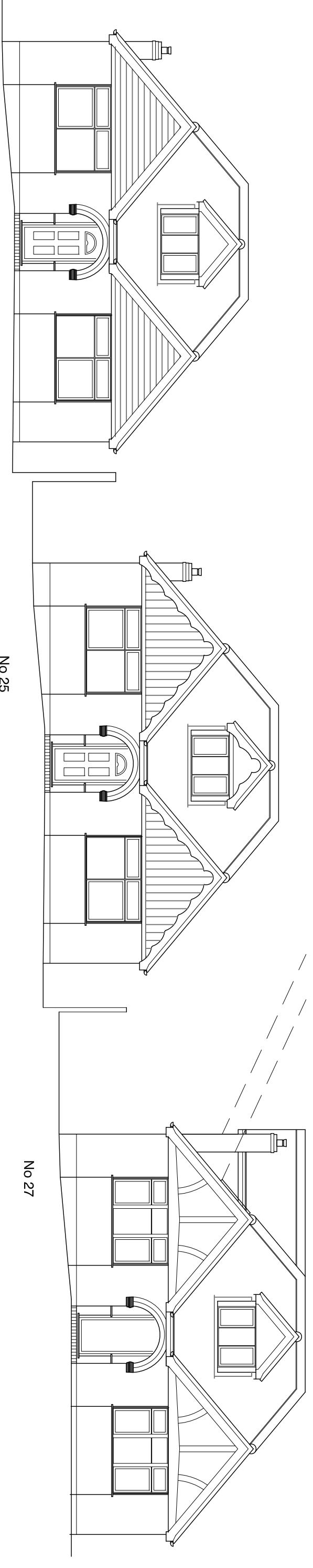
at 25, Palmerstone Road, Earley RG6 1HL
 for Mr Sidhu

PROPOSED ELEVATIONS

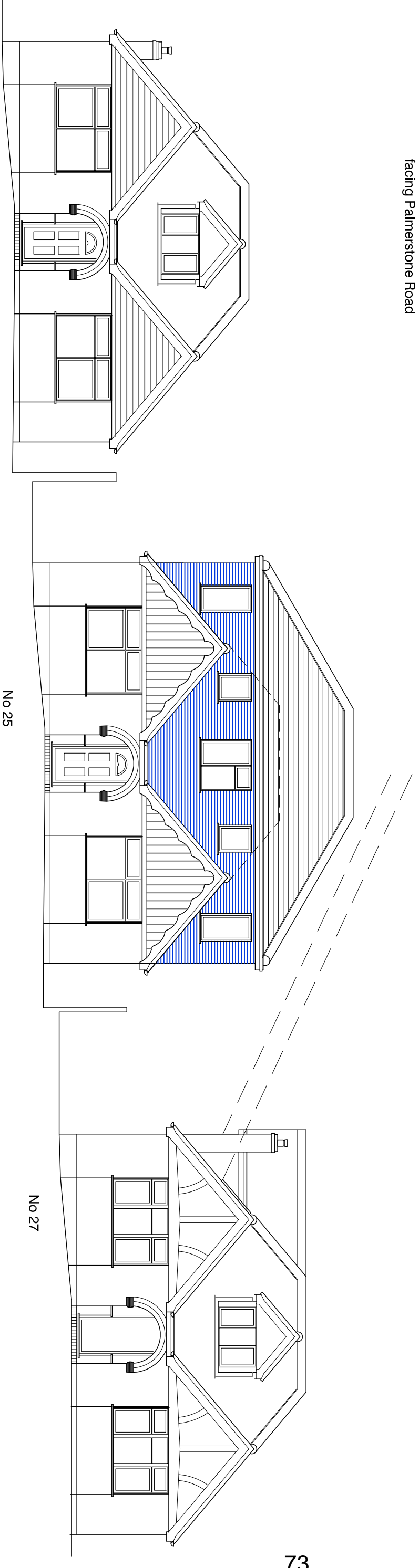
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PR25:005 Rev P2

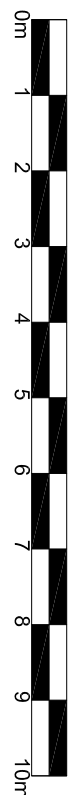
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EXISTING
facing Palmerstone Road



PROPOSED
facing Palmerstone Road



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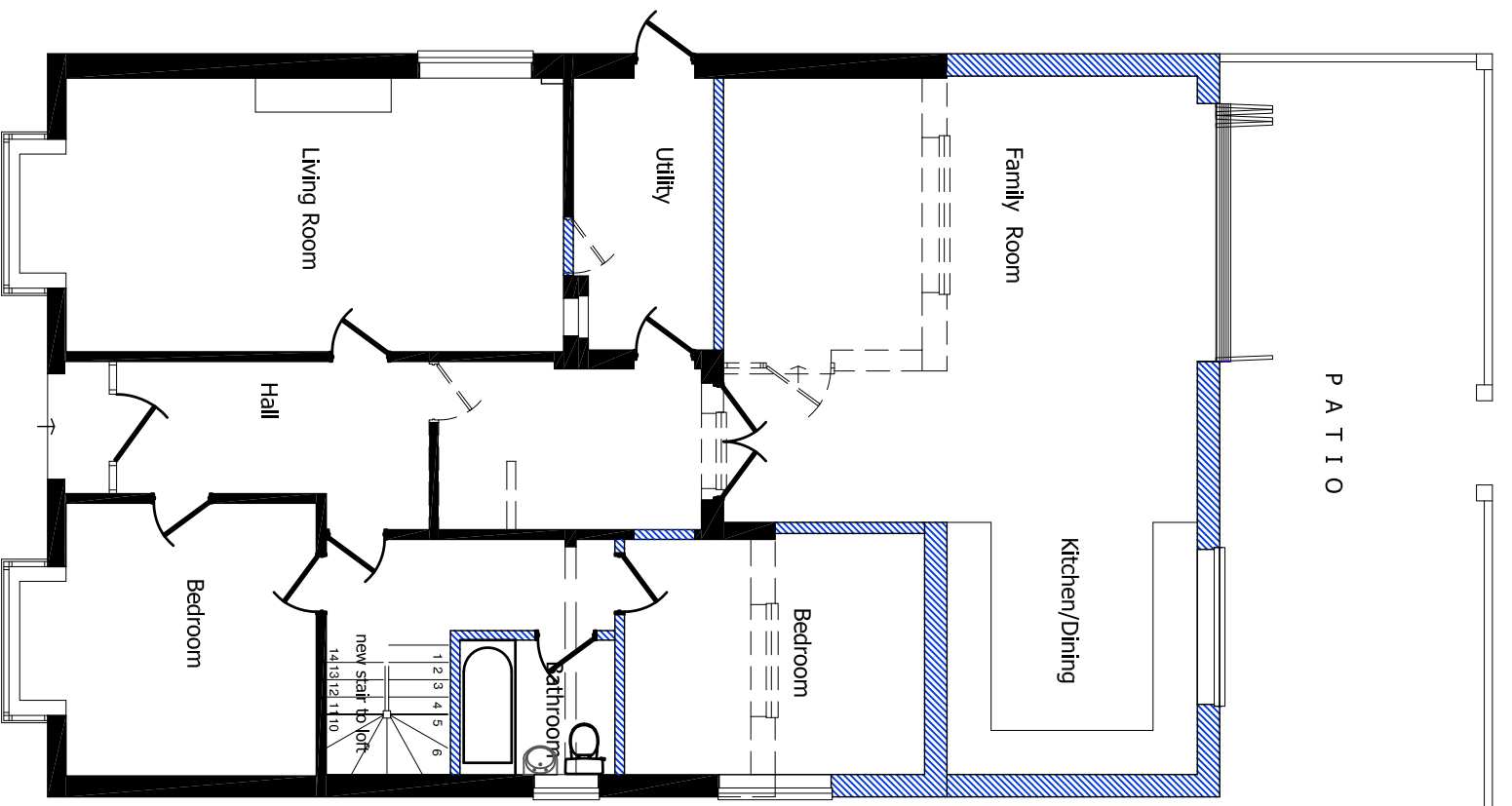
Proposed vertical extension to add full first floor over original footprint of existing bungalow, with additional single storey rear extensions

EXISTING & PROPOSED STREET VIEW
Scale: 1:100
Date: April 2022

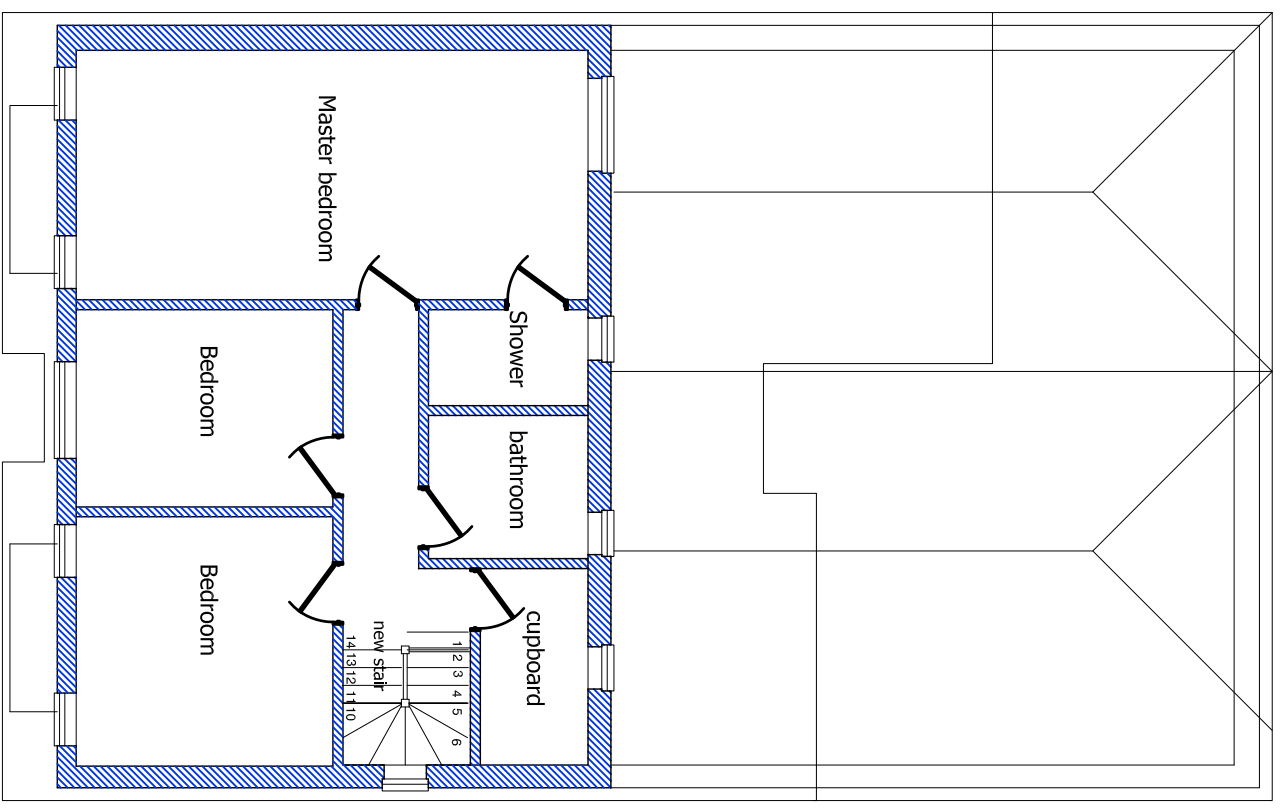
at 25, Palmerstone Road, Earley RG6 1HL
for Mr Sidhu

PR25:006 Rev -

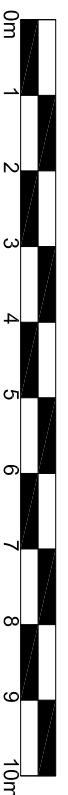
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Ground Floor Plan



Roof Plan



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Proposed vertical extension to add full first floor over original footprint of existing bungalow, with additional single storey rear extensions
 at 25, Palmerstone Road, Earley RG6 1HL
 for Mr Sidhu

PROPOSED PLANS - Ground floor/roof plan
 Scale: 1/100
 Date: April 2022
PR25:004 Rev -

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