



# 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 9 NOVEMBER 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 1 November 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/XuIORNIqYqQ>

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.

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

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

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

ITEM NO.	WARD	SUBJECT	PAGE NO.
46.		<b>APOLOGIES</b> To receive any apologies for absence.	
47.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 12 October 2022.	5 - 14
48.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
49.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
50.	Sonning	<b>APPLICATION NO.220663 - LAND SOUTH OF OLD BATH ROAD, SONNING, RG4 6GQ</b> <b>Recommendation:</b> Conditional approval subject to legal agreement.	15 - 106
51.	Evendons	<b>APPLICATION NO.222516 - "CHERRY TREES", LIMMERHILL ROAD, WOKINGHAM</b> <b>Recommendation:</b> Conditional approval.	107 - 140
52.	Winnersh	<b>APPLICATION NO.222366 - LAND AT 1100 SERIES AND E2 BUILDING, WINNERSH TRIANGLE, WOKINGHAM, RG41 5TS</b> <b>Recommendation:</b> Conditional approval subject to legal agreement.	141 - 180

### Any other items which the Chairman decides are urgent

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

## **GLOSSARY OF TERMS**

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

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

## **CONTACT OFFICER**

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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 12 OCTOBER 2022 FROM 7.00 PM TO 9.34 PM

### Committee Members Present

Councillors: Rachelle Shepherd-DuBey (Chair), Andrew Mickleburgh (Vice-Chair), Chris Bowring, Stephen Conway, David Cornish, Rebecca Margetts, Wayne Smith and Alistair Neal

### Councillors Present and Speaking

Councillors: Gary Cowan, Jim Frewin and Alison Swaddle

### Officers Present

Kamran Akhter, Principal Highways Development Management Officer  
Brian Conlon, Operational Lead - Development Management  
Connor Corrigan, Service Manager - Planning and Delivery  
Brigette Crafer, Landscape Architect  
Chris Hannington, Team Manager - Trees and Landscape  
Rachel Lucas, Senior Solicitor - Legal Services  
Boniface Ngu Azeh, Principal Flood Risk & Drainage Engineer  
Callum Wernham, Democratic & Electoral Services Specialist

### Case Officers Present

Joanna Carter  
Mark Croucher  
Adriana Gonzalez  
Baldeep Pulahi

### 37. APOLOGIES

An apology for absence was submitted from Councillor John Kaiser.

### 38. MINUTES OF PREVIOUS MEETINGS

The Minutes of the extraordinary meeting of the Committee held on 2 August 2022 and the minutes of the meeting of the Committee held on 10 August 2022 were confirmed as a correct record and signed by the Chair.

### 39. DECLARATION OF INTEREST

Stephen Conway declared a prejudicial interest in agenda item 45, on the grounds that he was the Executive Member with responsibility for social housing. Stephen added that he would speak as a public speaker as a supporter of the application, and then leave the room during the debate and vote.

### 40. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no applications recommended for deferral, or withdrawn.

### 41. APPLICATION NO.221409 - NIGRA HOUSE, MULBERRY BUSINESS PARK, FISHPONDS ROAD, RG41 2GY

**Proposal:** Full planning application for the proposed demolition of Nigra House and the erection of 12 no. employment units (Use Classes E (g) (ii) and (iii) and B8) with new vehicular access and associated works including car parking, servicing and landscaping.

**Applicant:** Nigra Centre Ltd.

The Committee considered a report about this application, set out in agenda pages 15 to 48.

The Committee were advised that there were no updates contained within the Supplementary Planning Agenda.

Stephen Conway was of the opinion that this was an entirely appropriate application which had received no objections. Stephen added that he was pleased to see that the recommendation of approval was subject to agreement of a legal agreement to secure an employment skills plan.

Rebecca Margetts sought clarification as to how many electric vehicle charging points were proposed to be provided on site, and queried whether there was any way to encourage additional provision of electric vehicle charging points. Kamran Akhter, Principal Highways Development Management Officer, stated that the revised technical note submitted by the applicant set out that 6 active and 6 passive electric vehicle charging points would be installed. Mark Croucher, case officer, noted that Wokingham Borough Council's (WBC's) current policy was not strong enough to obligate applicants to secure more than what was proposed.

Wayne Smith commented that only a ten-percent reduction in carbon emissions was proposed as part of this application. Wayne asked that the Planning Team consider provision of supplementary guidance on this matter should the Local Plan Update be delayed, which would encourage applicants to achieve higher carbon reduction savings and energy efficiency standards.

**RESOLVED** That application number 221409 be approved, subject to conditions and informatives as set out in agenda pages 16 to 23, and subject to legal agreement.

#### **42. APPLICATION NO.221788 - SWALLOWBROOK, JULKES LANE**

**Proposal:** Full application for the proposed alterations to land levels to form orchard with raised vegetable beds.

**Applicant:** Charles Vickery.

The Committee considered a report about this application, set out in agenda pages 49 to 72.

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

- Confirmation that the Environment Agency had raised no objection to the application subject to proposed conditions and informatives;
- Additional condition 4 as requested by the Environment Agency;
- Confirmation that a Construction Environment Management Plan was subject to condition 3 to ensure any impacts upon species is mitigated during the construction phase;
- Additional comments from local residents and associated officer response;
- Reference to an email received from the applicant with reference to digging on site occurring in order to satisfy building regulations in relation to the retaining wall, and the soil would be going back once the work was complete.

Liz Connolly, resident, spoke in objection to the application. Liz stated that she spoke on behalf of the eight neighbours who had objected to this application. Liz added that in her opinion approval of this application would mean a substantial increase in flood risk, a change in the historical topography, whilst negatively impacting sewage and water drainage. A very gentle slope towards the Barkham brook had existed within the paddock prior to excavation of materials, and not a steep gradient as referenced within the report. Liz was of the opinion that the impermeable clay-based material was unsuitable to be used for planting without the inclusion of additional topsoil. Liz stated that sewage pipes ran along the paddock and served three neighbouring properties, and Liz felt that the pipes may have already been damaged given the weight of the material and the use of heavy machinery. Liz added that there were covenants in place allowing access for maintenance which the plans had not considered. Liz was of the opinion that the heritage report for the new building application appeared to be ignored, which stated that the Carter's Hill house was the dominant status dwelling and building which sat proud of the flood plain on a bank above the flood plain. Liz referenced very substantial flooding in recent times which had required emergency evacuation of their horses and severely impacted their business, and was completely at odds with Wokingham Borough Council's (WBC's) strategic flood assessment report which stated no historical flooding along the Barkham Brook according to Environment Agency records. Liz stated that two properties had also been flooded, and questioned why the report assumes a 1 in 100 year flood risk when she and her neighbours had provided evidence of serious flooding having occurred at least 4 times in the past 25 years. Liz stated that a landfill site upstream of the applicant's site had increased flood levels significantly, whilst a Category A dam just half a mile to the east of the site could present catastrophic floods. Liz concluded by stating that global warming would only add to the increased flood risk faced by this area, and for those who lived there.

Katie Vickery, applicant, spoke in support of the application. Katie stated that their whole approach to the land was one of sustainability, and creating a house and gardens which recognised the environmental challenges of the future. Katie added that they were keen to support the existing biodiversity, and a 30m native hedgerow had already been planted along the edge of the paddock. The plan was to plant a mixture of fruit trees, wildflower seeds and vegetables on the site, whilst a more level site would enable things such as ladders to assist with fruit picking. Advice had been sought from both a landscape gardener and the Chair of the RHS soft fruit Committee, and their comments had been incorporated into the proposals. A report had been submitted from a flooding and drainage expert, which had been compiled using localised data from the Environment Agency. The report showed that the site fell outside of the area which was at risk of fluvial flooding, whilst the levelling of the site would not affect the flood plain or the manner in which Barkham Brook flooded. With regards to pluvial flooding, the report noted that there were no impermeable surfaces on the site, and the shallower gradient of the terraces compared to the natural slope and the planting of trees would encourage a greater proportion of rainfall to infiltrate the ground rather than running off. Katie added that the report concluded that the overall run-off rates into the Barkham Brook were proposed to reduce as a result of the proposed development. Katie noted that there were no objections from the built heritage officer, and all neighbouring properties had levelled their land to some extent, whilst the garden of Carter's Hill House had created a levelled area to create a manmade terrace, which featured a manmade slope.

Gary Cowan, Ward Member, spoke in objection to the application. Gary stated that the planning document contained an excellent report covering the failures of Bearwood Lake dam, located 750m away, which the planning report failed to make reference to. The report

outlined that the dam fed into Barkham Brook, whilst the planning document mentioned no reference of historic flooding in the area despite numerous photographic examples from residents. Gary added that new sluices had doubled in size to protect the dam, which led directly into Barkham Brook, which doubled the capacity that would flow from the dam where there was an issue. Gary was not convinced that the proposals were compliant with chapter 14 of the NPPF, whilst the recent comments from the Environment Agency with respect to the impact of minimum changes in land levels needed to be noted. Gary stated that the material used would be predominantly clay-based, which was non-porous, whilst Gary felt that the land could be used as it stood for an orchard given Gary's opinion that it was not sufficiently steep. Gary stated that the impact of these works needed to be factored into development downstream in Barkham Brook, which it had not. Gary felt that if the land remained as was there would be no change to flood risk, whilst the planting of an orchard would be beneficial in flood risk terms on the current land levels. Gary was of the opinion that a condition that prevented level changes would be the best solution for Carter's Hill House.

Chris Bowring stated that the Committee needed to be mindful to only consider the red line application site. Chris added that the soil to be used was permeable, already existed on the site, and therefore in his opinion could not exacerbate flooding issues. Chris felt that the planting of trees would likely help to slow the flow of surface water. Brian Conlon, Operational Lead – Development Management, confirmed that the soil to be used would be taken from another area of the application site and would be secured via landscaping conditions.

Andrew Mickleburgh sought clarity that only the area within the red line boundary could be considered, and sought additional details regarding photos shown which demonstrated substantial flooding and the context of the 1 in 100 years flood assessment. Brian Conlon stated that this application was essentially looking at an engineering operation which was situated in flood zone 2. Brian added that planting and raised beds did not regularly require planning permission. Brian stated that the pictures shown demonstrated the type of flooding that could occur in a 1 in 100 year flood zone, which meant that in any one year there was a one-percent chance of flooding. The effect of climate change would also mean that flooding could occur more regularly, or be more severe when it occurred.

Boniface Ngu, Principal Flood Risk & Drainage Engineer, stated that the development was situated within flood zone 2, and the area had been assessed as having a 1 in 100-year flood chance, with a fourteen percent allowance for climate change as approved by the Environment Agency. The river Loddon and its tributaries had a 1 in 100-year flood chance. The effect of levelling land would improve pluvial flooding as it would take water additional time to travel, whilst trees would help store additional water. Boniface felt that the overall plan of levelling off the land with soil that was present on site and providing additional planting would improve the overall flooding situation.

Stephen Conway stated that he had sympathy for local residents and the local Ward Member, however unless the Committee had compelling evidence which could counter that of professional experts then they would be compelled to approve the application. Stephen noted that officers had presented the case that the application could in fact improve the flooding situation. Stephen felt that the relationship between the application and the Grade 2 listed building was sustainable.

David Cornish queried whether any damage done to the byway as a result of the construction phase of this application. Brian Conlon stated that any damage would be



dealt with as a civil matter, whilst a construction and environmental management plan would require additional details.

**RESOLVED** That application number 221788 be approved, subject to conditions and informatives as set out in agenda pages 50 to 51, and additional condition 4 as set out within the Supplementary Planning Agenda.

**43. APPLICATION NO.222321 - 52 MANNOCK WAY, WOODLEY, RG5 4XW**

**Proposal:** Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential.

**Applicant:** Mr J Southwell.

The Committee considered a report about this application, set out in agenda pages 73 to 88.

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

- Clarification that whilst the applicant did not own the adjoining land, the applicant had duly met the requirements of Certificate B of the planning application form in serving the requisite notices;
- An update that the land was classified as ancient woodland, and whilst the land to which this application related was indicated to be amenity land within the original approval for the wider site, through the passage of time this use was no longer reflected in reality as there was restricted public access and regrowth of the adjoining woodland over this area.

Keith Baker, Woodley Town Council, spoke in support of the application. Keith stated that the comment from the Woodland Trust should not be considered as it referred to the previous application. Keith felt that it was very likely that this application would have been recommended for approval if the issue of ancient woodland was not present. Keith added that the information contained within the Supplementary Planning Agenda referred to the land being designated as amenity land, and if correct then in his opinion the strict rules relating to a buffer zone would not apply, however he had not been able to research this further as the Supplementary Planning Agenda had only been published the previous evening, whilst the numerical references contained within the paperwork were not valid for the current planning system. Keith was of the opinion that any change from amenity land to ancient woodland buffer zone should likely have required a formal redesignation.

Joseph Southwell, applicant, spoke in support of the application. Joseph stated his family had owned 52 Mannock Way for just over two years, and they had put in a planning application in April 2022. Wokingham Borough Council (WBC) required a very recent bat survey and an agricultural survey, which was carried out in early June which showed no negative impacts on either bats or trees. The Chartered arboriculturist's report summarised that the root protection area plan showed that there would be no impact to the woodland as a result of the development, whilst the development would result in no loss of woodland whilst having no impact on the woodland itself.

Alison Swaddle, Ward Member, spoke in support of the application. Alison stated that the arboriculture survey identified the area of woodland as having a root protection area plan

which would not be immediately affected by the proposed development. The proposed development was not anticipated to have any impact on ancient woodland, ancient or veteran trees, nor was it anticipated to result in the loss or deterioration of the ancient woodland. Alison stated that she therefore fully supported the proposal, and hoped that the Committee would come to the same conclusion.

Stephen Conway stated that he fully understood why Ward Members were supporting this application, and why the application would want this application to be approved. Stephen stated that the Committee were bound to decision making via local and national framework, and the specific matter of ancient woodland had very few exceptions. Stephen stated that clear exceptions with regards to this specific application needed to be presented as to why it might be appropriate for the development to go ahead, else the Committee would be bound by policy requirements.

Andrew Mickleburgh stated that officers considered the proposed extension in terms of mass and scale acceptable and not detrimental within a countryside setting. Andrew added that the overarching issue was the impact that this proposal would have on the adjoining ancient woodland and its buffer zone. Andrew queried what the buffer zone was currently measured at and what it could be reduced to as part of this application, queried whether buffer zones had a special legal status, and sought detail with regards to TPO38-1971 and any potential impacts on this TPO. Brigitte Crafer, Landscape Architect, stated that the TPO was an area border and not a single tree, and the ancient woodland did not follow the line of the ancient woodland consistently, with the ancient woodland extending closer to the application site boundary than the TPO.

Rachelle Shepherd-DuBey queried whether there were any alternative areas of the applicant's property where development would be permitted if the root protection area was not impacted. Brian Conlon, Operational Lead – Development Management, stated that the application was recommended for refusal based on infringement of ancient woodland and lack of arboriculture detail.

Chris Hannington, Trees and Landscape Manager, stated that the buffer zone for the ancient woodland was set at 15m which was in accordance with the minimum standard set by the Government. The list of exceptions for to allow development within these buffer zones included items such as major infrastructure projects. The root extension of trees was measured at twelve times the diameter of a tree measured at 1.5m, and mature trees likely had roots which extended far beyond this.

Wayne Smith queried if the Woodland Trust had specifically commented on this application. Baldeep Pulahi, case officer, confirmed that they had commented on the previous application.

Wayne Smith queried whether if the applicant provided additional details with regards to trees from a tree expert, would that have altered the officer recommendation of refusal. Brian Conlon stated that as the was an in-principle reason for refusal, infringement of ancient woodland buffer zone, additional information in relation to trees would not have changed the officer recommendation to refuse planning permission.

Brigitte Crafer confirmed that the entirety of the proposed extension would be within the ancient woodland buffer zone, and the proposed extension would be 8.7m away from the ancient woodland.

**RESOLVED** That application number 222321 be refused due to incursion into an ancient woodland, insufficient submission of tree information, and loss of an irreplaceable habitat.

**44. APPLICATION NO.222304 - LAND ADJACENT TO LANE END HOUSE, SHINFIELD ROAD, SHINFIELD**

**Proposal:** Full application for the proposed erection of 6no. dwellings, with associated landscaping and access.

**Applicant:** Mr R Mellett.

The Committee considered a report about this application, set out in agenda pages 89 to 120.

The Committee were advised that the Supplementary Planning Agenda included amendments to conditions 2, 15, and 16.

Pierre Dowsett, on behalf of the applicant, spoke in support of the application. Pierre stated that this application represented a resubmission of an application currently at appeal, whilst the material considerations surrounding the weight of planning considerations no longer had the same weight of determination. Pierre stated that the development was located within a sustainable location, whilst 2 units would be provided as on-site affordable housing, with electric vehicle charging points supplied at each unit. Pierre praised officers for their quick action in considering the new planning balance, and Pierre asked that the Committee support the officer recommendation of approval.

Jim Frewin, Ward Member, spoke in objection to the application. Jim stated that he had been asked by Shinfield Parish Council to call-in this application, who were unhappy with the planning approach taken by the Council. Jim felt that this was the fourth application for this site, and was an example of how developers repeatedly submitted application with the knowledge that WBC would eventually approve it. Jim stated that Parish Councillors were questioning the point of a neighbourhood plan if the policies therein were ignored by WBC. Jim added that the planning application did not comply with the parking standards policy 5 of the neighbourhood plan, nor did it meet the drainage policy 8 or the tree retention policy 6. Jim stated that the site was actually within the countryside, and there were significant concerns with regards to construction traffic and access. Jim stated that there was not a lot of open green space in Shinfield, and Shinfield had already delivered a number of houses towards WBC's housing stock. Jim asked that officers work to ensure that applications complied with locally adopted neighbourhood plans, and added that Shinfield Parish Council requested that officers find ways for the application to comply with the policies within the neighbourhood plan.

David Cornish sought clarification from officers with regards to some of the concerns raised by Jim Frewin. Brian Conlon, Operational Lead – Development Management, stated that the Shinfield Neighbourhood Plan was considered within the standard policy hierarchy, whereby local policy such as this plan would be the starting point for considerations. Part of the NPPF had been engaged as the Borough could no longer demonstrate a five-year housing land supply, which meant that the local planning authority now had to consider whether this application would have such adverse impacts which would outweigh any benefits. The officer's detailed assessment of the proposal concluded that the less than desirable impacts of this development were not considered to significantly outweigh the benefits of the scheme. Brian added that the Local Plan remained valid and was used as a starting point for planning considerations.

David Cornish queried that whether as the Shinfield Neighbourhood Plan was a more recent document than the Local Plan, would this counteract the Local Plan. Brian Conlon stated that the neighbourhood plan was a material consideration, and national policy took precedent where local policy, for example aspects of the local plan, were out of date.

Stephen Conway stated that whilst this application conflicted with aspects of Wokingham Borough Council's planning policy, planning applications were having to be assessed with a tilted balance which required the adverse impacts of planning applications to considerably outweigh the proposed should an application be refused. Stephen added that this was because WBC could no longer demonstrate a five-year housing land supply. Stephen added that the NPPF was also clear that there was an assumption in favour of development within the countryside where the development was demonstrated to be sustainable.

Wayne Smith queried whether this site was located within the SDL. Adrianna Gonzalez, case officer, confirmed that the site was located within the SDL.

Wayne Smith stated that Shinfield was the first area of the Borough to adopt a neighbourhood plan, and the Planning Inspector had gone against the wishes of Shinfield residents on two planning applications. Wayne added that homes were being delivered too quickly within the Borough which now meant that we could no longer demonstrate a five-year housing land supply. Wayne stated that he had raised the issue of over delivery with local Members of Parliament.

Andrew Mickleburgh stated that he had sympathy for the situation faced by Shinfield residents, and noted that this application did not meet three policies within the Shinfield Neighbourhood Plan. Andrew noted that the context of consideration of this planning application had now changed due to the absence of a five-year housing land supply. Andrew stated that this application could not only be refused if the negatives were unequivocally proven to outweigh the benefits. Andrew stated that some improvements to the scheme had been made compared to refused application in 2017, for example tree protection. Andrew queried whether all or some of the site was considered as previously developed land. Adriana Gonzalez confirmed that the specific area in question had never been considered as previously developed land.

David Cornish was of the opinion that the applicant could have done more with this application to try and win over the local community.

It was noted that the Shinfield Neighbourhood Plan was referenced within paragraph 7 of the officer report, and within the list of documents used to assess the application.

Al Neal queried whether Shinfield Parish Council owned the land required for access, and queried whether they could in theory block access. Adriana Gonzalez stated that Shinfield Parish Council had not mentioned the specific area of land, and highways officers had raised no objections to the application.

Wayne Smith queried how the properties were proposed to be heated. Brian Conlon stated that any new dwelling would require the most up to date standards in terms of energy efficiency which were separate to local requirements. Brian added that if developments met the national standards of a ten-percent reduction in carbon emissions, then officers could not justify a condition requiring additional measures.

**RESOLVED** That application number 222304 be approved, subject to conditions and informatives as set out in agenda pages 106 to 112, and amendments to conditions 2, 15, and 16 as set out within the Supplementary Planning Agenda.

**45. APPLICATION NO.222001 - LAND EAST OF GORSE RIDE SOUTH, SOUTH OF WHITTLE CLOSE AND TO THE NORTH AND SOUTH OF BILLING AVENUE, FINCHAMPSTEAD, RG40 9JF**

***Stephen Conway declared a prejudicial interest in this item, and left the room after speaking during the public speakers section as a supporter, and as such did not take part in the discussion or vote.***

**Proposal:** Application to vary conditions 2 (approved plans), 24 (affordable housing), 28 (landscape management) and 35 (planning obligations) of planning consent 202133 (full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage). The application seeks to introduce variation to the design of the approved scheme.

**Applicant:** Wokingham Borough Council (WBC).

The Committee considered a report about this application, set out in agenda pages 121 to 158.

The Committee were advised that there were no updates contained within the Supplementary Planning Agenda.

Stephen Conway, on behalf of the applicant, spoke in support of the application. Stephen stated that the application was before the Committee to amend some of the agreed conditions, including those related to design and layout of some of the car parking bays. Stephen stated that the Gorse Ride project was a flagship project for WBC, started by Stephen's predecessor but very much supported by himself. Stephen noted that there was a shortage of truly affordable housing within the Borough, with many residents priced out of living in the Borough.

David Cornish queried the reason for the change in roof design. Joanna Carter, case officer, confirmed that the design of the roof had changed due to concern of leaves falling from mature trees into the gulley between the roofs.

Andrew Mickleburgh queried whether the replacement to the energy block would be as equally environmentally friendly, and queried whether there was any possibility to allow some additional disabled bays to be unallocated if the current proposal of 5 allocated spaces was deemed insufficient. Joanna Carter stated that following the phasing strategy, it was realised that some properties at the edge of the site would not be in a position to be provided with sufficient energy. As such, it was now proposed to provide externally located substations, with their location and appearance to be agreed via conditions. Kamran Akhter, Highways Development Manager, stated that there was an overprovision of parking spaces proposed, and the disabled parking would be managed by a parking management plan.

Wayne Smith queried whether power would be delivered via gas or electricity. Joanna Carter confirmed that the applicant had moved from gas to electricity.

**RESOLVED** That application number 222001 be approved, subject to conditions and informatives as set out within agenda pages 133 to 147.

# Agenda Item 50.

Application Number	Expiry Date	Parish	Ward
220663	18 November 2022	Sonning	Sonning

<b>Applicant</b>	Arlington Retirement Lifestyles
<b>Site Address</b>	Land South of Old Bath Road, Sonning RG4 6GQ
<b>Proposal</b>	Outline planning application for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and Appearance to be considered).
<b>Type</b>	Outline
<b>Officer</b>	Andrew Chugg
<b>Reason for determination by committee</b>	Major application approval

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 November 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth

<b>RECOMMENDATION</b>	<p><b>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</b></p> <p><b>A. Completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the provision of:</b></p> <ol style="list-style-type: none"> <li>1) An index-linked commuted payment towards affordable housing in the borough,</li> <li>2) Deferred payment mechanism for a further affordable housing commuted payment should the profitability of the scheme allow it,</li> <li>3) An index-linked commuted payment for the provision of an Employment Skills Plan (ESP),</li> <li>4) Provision of a Travel Plan to promote alternative forms of transport to and from the site, other than by the private car,</li> <li>5) Occupation of the units hereby approved shall be limited to where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority; and</li> <li>6) Extant planning permission 190693 to be revoked on implementation of 220663.</li> </ol>
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## SUMMARY

- The principle of delivery of private C3 units on this existing 'within settlement' housing site is acceptable in principle in planning terms. The proposals would demolish the three existing properties on the site and provide a new retirement development with some 57 x 1 and 2-bedroom flats in three separate blocks:
  - Block A in north-eastern corner - 3 x 1-bedroom flats plus 16 x 2-bedroom flats,
  - Block B in south-eastern corner - 3 x 1-bedroom flats plus 15 x 2-bedroom flats, and
  - Block C in south-western corner - 2 x 1-bedroom flats plus 18 x 2-bedroom flats.

A small staff office and reception area are also proposed in Block A with another office and communal lounge proposed in Block B.

- Outline planning permission (201833) and reserved matters approval (213022) have already been granted for an earlier iteration of this scheme also for 57 units. The outline permission 201833 secured policy compliant commuted financial contributions towards affordable housing and employment skills via a s106 legal agreement. However, the applicant has reassessed the viability of the scheme and advises that it is no longer able to remain financially viable with the affordable housing contribution previously secured. Hence, a nominal 'up front' commuted payment of £100,000 towards affordable housing is now proposed with scope to secure further contributions via a deferred payment mechanism, should viability improve.
- The outline application for which this submission relates initially included alterations to provide a secondary access serving Block A and revised parking provision arrangements. However, following concerns raised by officers in respect of excessive hardstanding, the applicant has since reverted to the same layout as approved under 201833. Hence, in physical terms, the current proposal only varies from the extant permission in that relatively minor alterations are now proposed to the internal floorplans of the residential flats and four additional parking spaces are proposed. Only 'Landscaping' is reserved for consideration at a later stage.
- The housing numbers, mix and compliance with NDSS remains as per the approved scheme.
- The scheme would provide residents with self-contained and secure accommodation and enable residents to lead a lifestyle as independent as possible but with a level of care available on site tailored to meet their specific, individual needs. The applicant has advised that level of care would be adjusted as resident needs change over time.
- In the same manner as the extant permission 201833, the proposed development would provide an appropriate transition in height and scale between the substantially larger Sunrise Nursing Home building and Redgrave when viewed from Old Bath Road. The proposal would also provide suitable separation between blocks in order that it respects the overall character and appearance of the surrounding area, including views to and from the countryside to the south.



- Sufficient separation distances would be retained between the proposed blocks to protect the residential amenity of residents that occupy the existing dwellings located adjacent to the application site.
- Adequate parking provision would be provided commensurate with the specific type of the development and likely lower car ownership levels. There are no highway safety concerns relating to the development.
- Adequate surface water drainage measures have been provided with this application and further required details in respect of landscaping, ecology, sustainable design, archaeology or environmental health issues can be secured either under the Reserved Matters and/or via the recommended conditions.

<b>RELEVANT PLANNING HISTORY</b>		
<b>Application No.</b>	<b>Proposal</b>	<b>Decision</b>
213022	<i>'Land South of Old Bath Road Sonning'</i> : Reserved Matters application pursuant to Outline planning permission 201833 with Appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined. Following demolition of existing dwellings. (Appearance and Landscaping to be considered.)	APPROVED – 07 Jan 2022
201833	<i>'Land South of Old Bath Road Sonning'</i> : Outline application with Appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined. Following demolition of existing dwellings.	APPROVED subject to s106 – 30 July 2021
200354	<i>'Red Lodge and side garden of 'The Range'</i> : Full application for the proposed erection of 7no. detached residential dwellings with garages, widening of the existing access road, plus associated works on land currently comprising 'Red Lodge' and part of the garden of the adjacent property 'The Range', following demolition of 'Red Lodge'.	WITHDRAWN - 16 April 2020
190693	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	APPROVED – 26 Nov 2019
182797	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	REFUSED – 25 Feb 2019
171424	<i>'Red Lodge and 'The Range'</i> : Full planning application for the demolition of two existing dwellings and the erection six replacement dwellings (net gain of four), garages and ancillary landscaping accessed of the existing drive including landscaping.	APPROVED – 26 April 2018

122418	'The Range': Proposed erection of single storey side and rear extensions plus change of pitched roof to flat roof terrace on rear elevations, and conversion of garage to habitable room and erection of triple detached garage.	WITHDRAWN – 12 March 2012
082164	'The Range': Proposed single storey side and rear extensions plus change pitched roof to flat roof terrace on side elevation, conversion of garage to habitable rooms and erection of triple detached garage with rear and front dormer windows at first floor level.	WITHDRAWN – 22 May 2008
081776	'The Range': Proposed erection of single storey side and rear extensions plus change pitched roof to flat roof terrace on rear elevations conversion of garage to habitable room and erection of triple detached garage.	APPROVED – 04 Nov 2008
071462	'The Range': Proposed single storey side and rear extensions plus first floor rear terraces with spiral staircase and conversion of garages to habitable rooms. Erection of 2-storey linked detached triple garage with habitable space at first floor level and front and rear dormer windows.	REFUSED – 17 Oct 2007

<b>DEVELOPMENT INFORMATION</b>	
Site Area	1.18ha
Proposed units	57 (49 no. 2-bed flats and 8 no. 1-bed flats)
Proposed density - dwellings/hectare	48 dwellings per hectare (DPH)
Number of affordable units proposed	Nil
Previous land use	Residential ('Red Lodge', 'The Lawns' and 'The Range')
Existing parking spaces	Exceeds requirements for three dwellings
Proposed parking spaces	67 car and 12 cycle parking spaces
<b>PLANNING CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Limited Development Location (Countryside directly to the south/rear of the site)</li> <li>• Affordable Housing Thresholds</li> <li>• Bat Roost Habitat Suitability Model</li> <li>• Tree Preservation Orders</li> <li>• SSSI Impact Risk Zones</li> <li>• Green Routes and Riverside Paths Consultation Zone</li> <li>• Risk of Flooding from Surface Water Zone (mostly 1 in 1,000-year extent)</li> <li>• Minerals Site Consultation Area</li> <li>• Replacement Mineral Local Plan</li> </ul>
<b>CONSULTATION RESPONSES</b>	
Internal: WBC Highways	No objection subject to conditions

WBC Landscape & Trees	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Drainage	No objection subject to conditions
WBC Ecology	No objection subject to conditions
WBC Housing Policy Officer	No objection subject to securing an index-linked financial contribution in-lieu of 40% affordable housing.
WBC Economic Development Project Officer	No objection subject to an Employment Skills Plan or a financial contribution in lieu being secured via s106.
WBC Education	No objection
External: Berkshire Archaeology	No objection subject to conditions
Natural England	No comment
Thames Water	No objection with regard waste-water network or sewage treatment
Royal Berkshire Fire and Rescue	Commented that the proposal would impose an additional burden on the Fire Authority's existing infrastructure. Fire hydrants would need to be located within 90m of each block proposed.
TVP Crime Prevention Design Officer	Concerns raised over dual vehicular entrance to the site, parking levels and areas for improvement highlighted re internal compartmentation of unit, bins/buggy store security details.

## REPRESENTATIONS

Sonning Parish Council (refer to Appendix 4 for full comments):

- Proposal is overly dense in contrast with its low-density surroundings on the edge of settlement.
- Site is not in a sustainable location and doesn't have easy access to shops, Doctors surgery or Post Office.
- Adverse impact on highway safety; esp. elderly residents and cyclists wanting to cross the A4.
- Additional burden on medical services due to the aged population it would serve.
- Loss of trees and mature hedges would result in further opportunities for overlooking and detriment to privacy of neighbours.
- Concern that the scheme is now deemed to be financially unviable by the applicant.

Local Members: Cllr. Firmager objects on the following grounds:

- Proposal is overdevelopment and out of character with the area
- Adverse impact on already congested roads especially on match days at the nearby rugby club
- Site is served by infrequent bus links and is a long way from local amenities.

Neighbours: 29 objections received from neighbours, Rt. Hon Theresa May MP (Maidenhead) and Sonning & Sonning Eye Society:

- The proposal amounts to a cramped overdevelopment of the site and would have an unacceptable urbanising impact on the character and appearance of the surrounding area.
- The scale, massing and nature of the development is out of character with surrounding properties.
- Inadequate car parking for residents and visitors proposed.
- Insufficient existing amenities (e.g. buses, shops, medical facilities etc) to serve the development.
- Unacceptable loss of trees and landscaping.
- Loss of privacy and overlooking to neighbours created by views from windows and balconies of the proposed development.
- Proposal would have an overbearing impact on neighbours.
- Insufficient soft landscaping proposed.
- Detrimental light and noise pollution and disturbance to neighbours.
- Visual amenity of neighbours would be unacceptably impacted upon.
- Highways safety concerns especially on days when the local Rams Rugby pitch is in use for a game which draws significant spectator traffic.
- Detrimental impact on wildlife.
- Would create further demand on already oversubscribed schools in the area.

## **PLANNING POLICY**

### **National Planning Policy Framework**

### **National Design Guide**

### **National Planning Practice Guidance**

#### **Core Strategy (CS)**

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

CP9 – Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network.

CP11 – Proposals Outside Development Limits (Inc Countryside)

## **MDD Local Plan (MDD)**

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  
CC10 – Sustainable Drainage  
TB05 – Housing Mix  
TB06 – Development of Private Residential Gardens  
TB07 – Internal Space Standards  
TB12 – Employment Skills Plan  
TB23 – Biodiversity and Development

## **Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List  
Affordable Housing Supplementary Planning Document  
Sustainable Design and Construction Supplementary Planning Document  
Sonning Parish Design Statement  
Sonning Design Appraisal  
DCLG – Nationally Described Space Standards

## **PLANNING ISSUES**

### **Description of Development:**

1. In physical terms, the proposal is an almost identical resubmission of the extant permission (201833) which was granted at Planning Committee last year. The proposal seeks outline planning permission for up to 57 dwellings (1 and 2-bed apartments) for older persons, i.e.: over 60's, but this time also seeks approval of 'Appearance' incorporating the same approach to external elevations as already approved under the reserved matters application (213022).
2. The proposed units would be delivered across three separate residential blocks (refer to Fig 2.0 below) that would include ancillary communal lounges and guest suites to cater for the needs of prospective residents; with ancillary facilities including refuse areas and house manager's office also provided within each block. The development would utilise the existing vehicular access that would be widened and upgraded.
3. Communal landscaped garden spaces are proposed for the three blocks. 67 parking spaces provided including 10 disabled and spaces for the offices.
4. The applicant has agreed to enter into a legal agreement under s106 to secure a commuted payments towards Affordable Housing provision (with the ability to secure additional deferred payments should market conditions improve) and an Employment Skills Plan (ESP) that would be required to support this development and a travel plan to promote alternative sustainable modes of travel. In addition, the applicant has advised that they would be amenable to a restrictive clause in the s106 legal

agreement that would limit residential occupancy of the proposed units to the over 60s only and the revocation of an earlier permission (190693) for a single dwelling on 'The Lawns'.

Fig 1.0 - Location Plan extract:

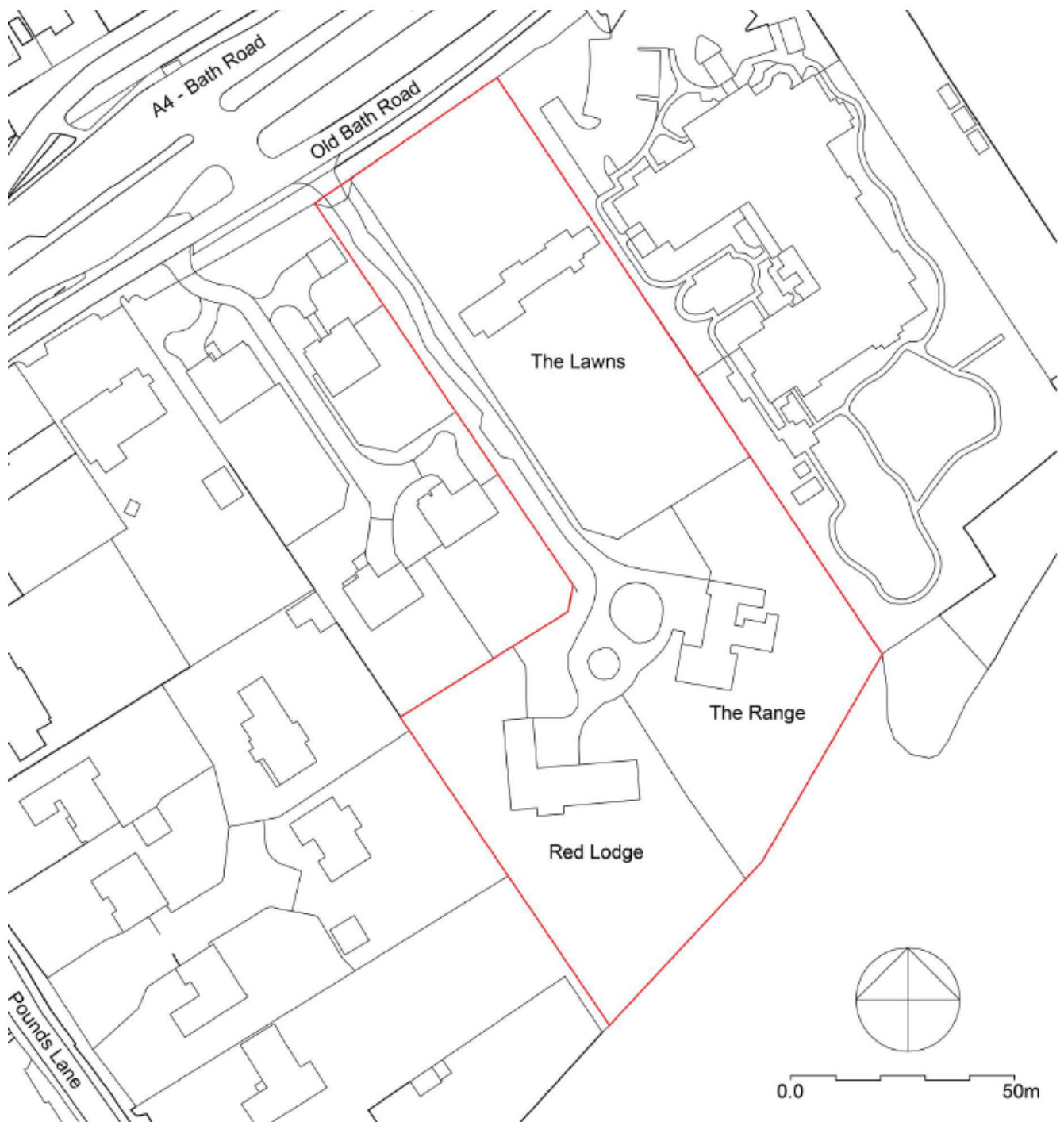
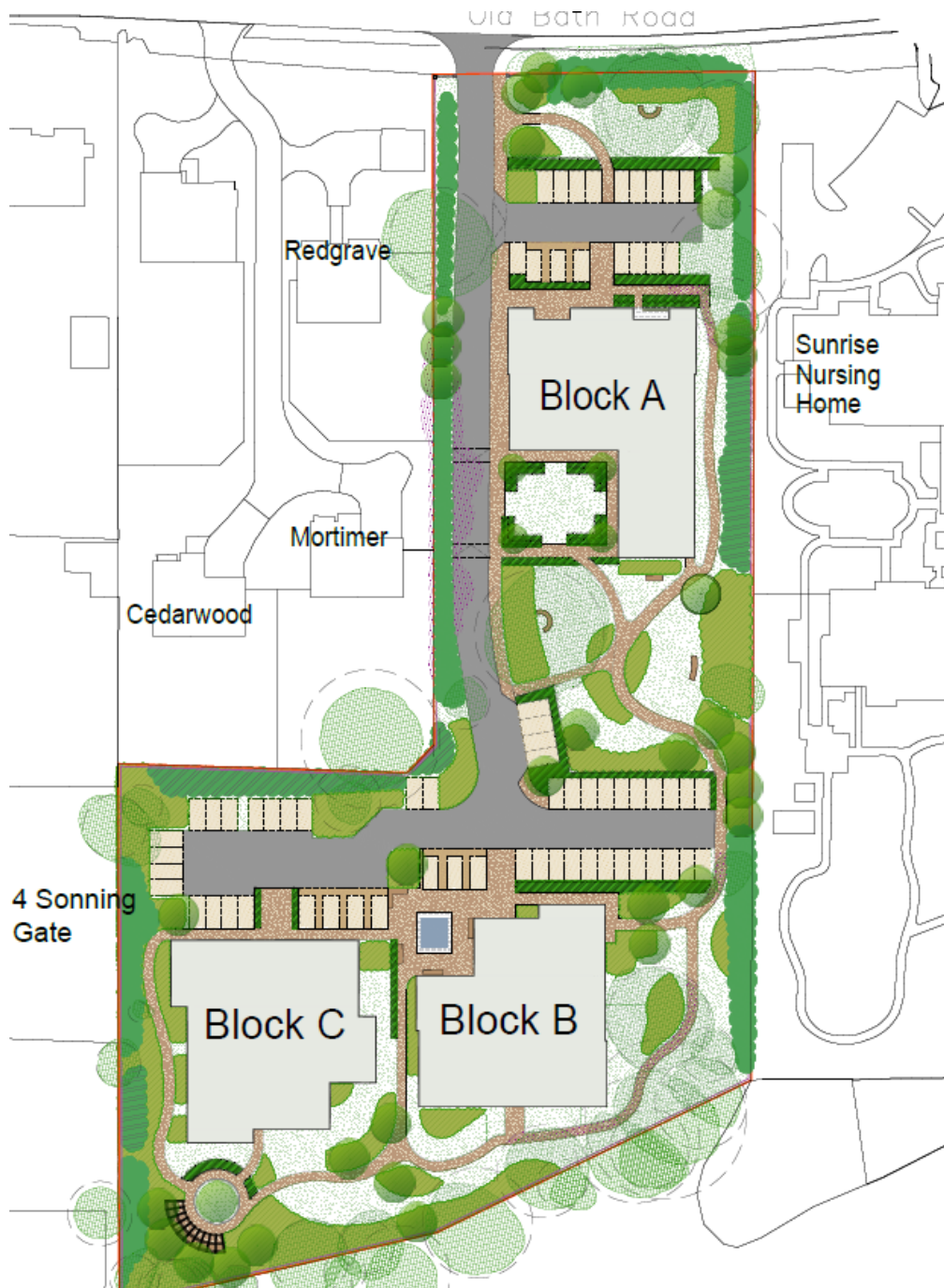


Fig 2.0 Proposed Site Layout Plan



5. The site is located on the eastern edge of the smaller settlement of Sonning, which is classified as a Limited Development Location as defined by Policy CP9 of the Core Strategy (2010), recognised as having *'a basic range of services and facilities and are physically and socially cohesive'*. The site (1.18ha) currently comprises three large, detached dwellings know as 'Red Lodge', 'The Range' and The Lawns' and their shared private access road. The site is set back from Old Bath Road (a spur road from the newer A4 Bath Road) to the north. The site is well screened with trees and mature vegetation along most boundaries.
6. Immediately to the east the site abuts the site of a very large three storey building that currently operates as Sunrise Nursing Home, an assisted living and care home. Further east lies the Redingensians Rams RFC. The southern boundary of the application site

also defines the edge of the settlement boundary with designated countryside lying beyond (refer to Location Plan extract below), including the Sonning Golf Course. To the west there is a cluster of residential dwellings served off Sonning Gate and Pound Lane and a cul-de-sac of four dwellings ('Redgrave', 'Halstead', 'Cedarwood' and 'Mortimer') is also served off Old Bath Road and sits to the north-west of the application site. Generally, residential dwellings in the surrounding area predominately comprise of a suburban and large, detached form.

7. Following initial concerns raised by the Council's Landscape & Tree Officer, amended plans were submitted which revert to the layout approved under the extant permission 201833 which utilises a single vehicle access for all blocks (refer to Fig. 2.0 above).

**Principle of Development:**

8. 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.
9. 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 limited development location, the proposal is acceptable in principle. Moreover, the principle of this development has already been established by the extant outline permission (201833) and subsequent reserved matters (213022) approvals.

**Character of the Area:**

10. Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CC02 (Development Limits) of the MDD ensures new development 'respects the transition between the built-up area and the open countryside by taking account the character of the adjacent countryside and landscape'. Policy TB06 states that the Council will resist inappropriate development of residential gardens where they would cause harm to the local area.
11. The Sonning Parish Design Statement (2004) highlights that new buildings should respect the scale, massing and height of neighbouring properties and seek to create an appropriate balance between building scale and plot size.
12. As mentioned above, this Outline application is for 'Access', 'Layout', 'Appearance' and 'Scale' and these matters are discussed in the sections below. The detailed matter of 'Landscaping' is reserved for consideration at a later stage. The proposal would result in the demolition of three existing detached dwellings and erection of three three-storey apartment blocks; Block A (units), Block B (18 units) and Block C (20 units) with extended and widened access road and parking provision.



13. The approx. maximum dimensions of each block are outlined in the Table 1.0 below:

Table 1.0: Proposed block dimensions

	Width	Length	Height
Block A	29m	41m	12m
Block B	29m	31m	12.5m
Block C	31m	31m	12m

14. The proposed elevations reflect the same architectural detailing that was provided in the recent reserved matters (213022) approval. For example, the white rendered sections, header courses and black painted timber framing on Blocks A, B and C (refer to plans provided at Appendix 1) help better articulate these large elevations and suitably reduce their perceived mass and bulk of the proposed three buildings.
15. This approach to external elevational treatments is an improvement on the neighbouring Sunrise Senior Living building which uses a singular approach to external brickwork across a much bigger building. Hence, in elevational and urban design terms, the proposals are of a greater quality to that of this immediate neighbouring building.
16. While the bulk and massing of the proposed blocks are considerably larger than that of the host dwellings they would replace, they would have sufficient separation distance between each other to avoid appearing cramped or overly dominant in the context of the site and surrounding area. From most public locations to the north, the only aspect of the proposed development that would be visible would be Block A which would be set back approx. 40m from Old Bath Road and partially screened by existing and enhanced soft landscaping. Block A, while large, would act as suitable 'transition building' between the substantially bulkier Sunrise Nursing Home building and the neighbouring dwelling 'Redgrave'; as is highlighted in the submitted streetscene drawing (refer to Fig. 3.0 below), as provided within the Design & Access Statement.
17. This streetscene drawing below provides a clear indication on proposed building heights and spacing between buildings. It should also be noted that this drawing doesn't show the full extent of existing mature soft landscaping that would be retained along the Old Bath Road frontage of the site which is highlighted on Proposed Site Layout Plan (refer to Fig. 2.0 above), nor does it show the distance Block A is set back from Old Bath Road.

Fig. 3.0 Block A – Streetscene drawing from Old Bath Road (Page 14 of the DAS).



18. The Council's Tree and Landscape Officer initially objected to this application as the first iteration of plans included a secondary vehicular access onto Old Bath Road that

was intended to serve Block A alone and excessive further areas of hardstanding to facilitate parking and vehicle turning. This arrangement would have resulted in an unacceptable loss of existing trees and vegetation along the Old Bath Road frontage of the site. This would have considerably 'opened up' views into the site and resulted in the loss of further TPO'd trees.

19. However, revised plans were submitted which revert to the original layout as approved under the extant planning permission (201833) and the Council's Tree and Landscape Officer has therefore withdrawn their objection subject to the imposition of conditions to secure detailed hard/soft landscape plans, tree protection measures (including demolition and construction phases) and a landscape maintenance plan.
20. The submitted LVIA identifies publicly accessible viewpoints within the relatively close proximity to the site at which locations where significant visual effects may be likely; it concludes that the *"overall effect on the character and appearance of the landscape would be a balance of limited to no visual effects on views from the local landscape"*.
21. In assessing the previous application, the Council's Trees & Landscape Officer commented on the submitted DAS and LVIA identifying that *"...it is important for the development to sit within the established landscape context of Old Bath Road, the southerly rural backdrop with the countryside and long views to the south as well as the integration of the development within the built environment is important to comply with Policy CP3 and CC03. The scale and intensity of the blocks within the site will be screened by the existing key trees and screening, new structural tree and hedge planting should be sufficient to provide this along with the other demands of the scale of this development"*. Given this latest proposal makes no substantive changes to the scheme in terms of its height, bulk and massing, the above conclusion within the submitted LVIA is again accepted subject to adherence to the aforementioned landscaping and tree protection conditions.
22. In density terms, the proposal would represent a significant increase (2.5DPH to 48DPH), however, this alone is not a clear indication that the proposal would adversely change the character and appearance of the surrounding area. As has been noted above, the neighbouring Sunrise Nursing Home is a very dominant and sprawling building that provides partial context to this part of Old Bath Road and already represents a significantly higher density than other existing individual dwellings in the vicinity. Hence, density alone is not a defining indicator of any significant harm in visual amenity terms and the proposal needs to be considered in its context of existing buildings of varying sizes and individual site-specific characteristics.
23. In respect of MDD Local Plan Policy TB06, the proposal would integrate with the character and appearance of the surrounding area largely due to the context set by the neighbouring Sunrise Nursing Home and the substantial depth of the site. The proposal would be compatible with the general building height of this building especially given the separation distances and spaces around the proposed blocks. These separation distances would also help mitigate the additional heights of the proposed blocks when viewed directly in context with smaller residential properties. Adequate boundary treatments and soft landscaping measures could be achieved at reserved matters stage and/or via condition.

24. In terms of the development's impact on longer distance views to, and from, the countryside to the south, proposed Blocks B and C benefit from being set in from the rear boundary of the site; the combination of existing and proposed soft landscaping along this boundary would help soften these buildings in this setting. Moreover, it must again be considered that these blocks would be seen from the south in the context of the adjacent Sunrise Nursing Home building and nucleated development clustered around the Bath Road/Pound Lane roundabout.
25. It is considered that the submitted LVIA demonstrates that the proposal achieves an appropriate balance between 'building scale' and separation on site which would respect the overall character and appearance of the area as well as not unduly impacting on views to and from the countryside to the south.
26. Therefore, the proposed development in terms of its 'Layout', 'Appearance' and 'Scale' would not harm the local area and is acceptable and compliant with the aforementioned design-based planning policies and guidance.

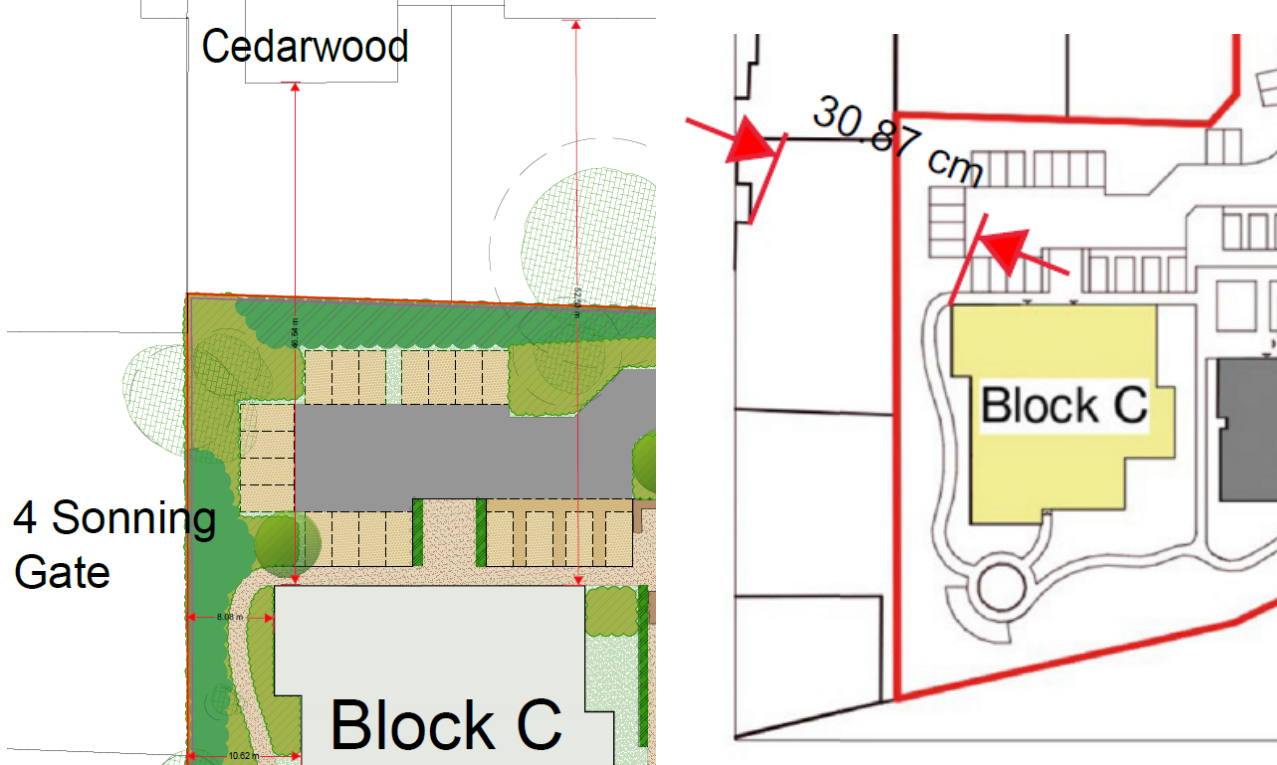
**Residential Amenities:**

27. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council's Borough Design Guide (BDG) stipulates that a minimum back-to-back distance of 30m should be provided between new flatted developments and existing housing in order to maintain privacy and limit the sense of enclosure and that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.
28. The proposal would introduce three much larger three-storey flatted blocks to replace the existing three dwellings on site. This would also involve the removal of a significant amount of vegetation mainly from within the middle of the site to facilitate both buildings and car parking areas. While the development would clearly represent a significant change in the form and arrangement of development on site, the extent to which the proposal impacts on the amenities of neighbours must still be assessed in the usual manner with reference to Core Strategy CP3 and separation distances referred to the Council's Borough Design Guide (BDG).

**Overlooking:**

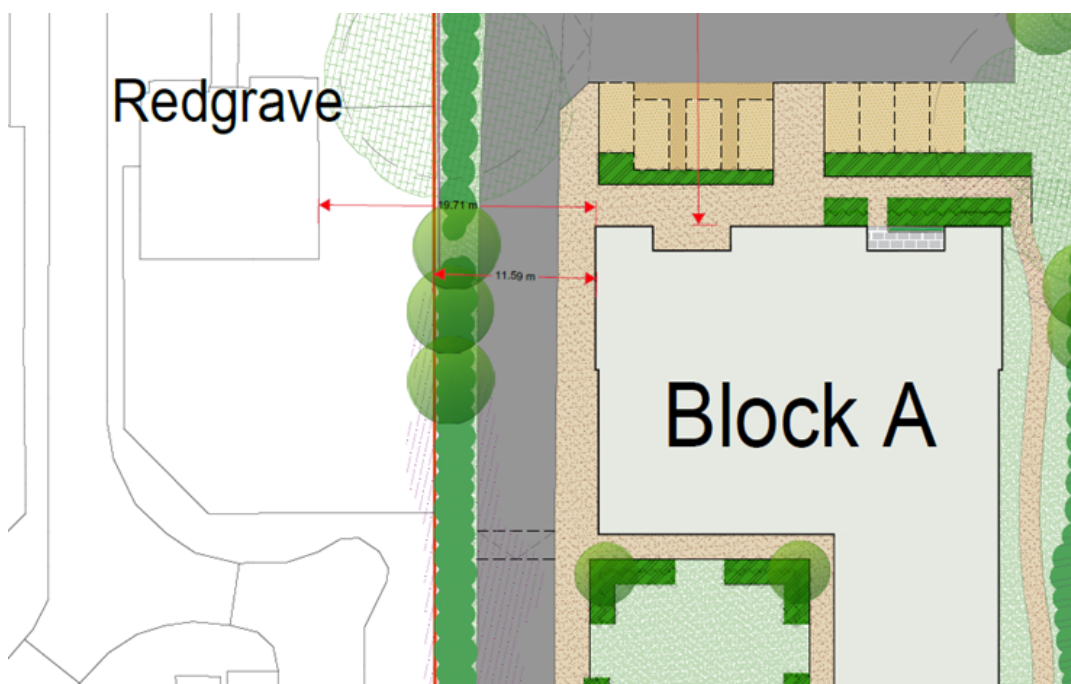
29. At its closest point, Block C would be sited approximately 31m from the rear of elevation of 4 Sonning Gate (and 8m from the property boundary) and 47m from the rear of elevation of Cedarwood (as demonstrated in Fig. 4.0 below). These separation distances are characteristic of the immediate area and exceed the guidance in the Council's Borough Design Guide. As such, no significant overlooking or loss of privacy to these, or other, neighbouring properties would occur.
30. It is noted that a significant amount of existing landscaping would be removed from the application site to facilitate the development; however, the proposed layout retains sufficient space for the retention and enhancement of soft landscaping to provide a 'green' buffer and screening between the boundaries of other existing residential properties. Moreover, conditions are recommended to secure details of boundary treatments around the application site and replacement soft landscaping and tree planting.

Fig. 4.0 - Relationship between Block C and 4 Sonning Gate and Cedarwood



31. In respect of Block A's proposed relationship with 'Redgrave', a 12m separation distance would be retained between the property boundary line and 19m would approx. be retained between the flank wall of this existing property (refer to Fig 5.0 below). This exceeds the 15m 'back to flank' separation distance (for development over 2 storeys) advocated within the Borough Design Guide. In addition, the proposed layout retains sufficient space for the retention of, and enhancement of, soft landscaping to provide a suitable visual 'green' buffer and screening from this neighbour.

Fig. 5.0 - Relationship between Block A and 'Redgrave', Old Bath Road.



32. Moreover, and to reflect the extant approval (201833) on this site, a condition is recommended to ensure that first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block be fitted with obscured glass and shall be non-opening below 1.7 metres. These are secondary windows within dual aspect flats and a westward outlook is not essential for these units. Adherence with the condition would further ensure that the privacy of 'Redgrave' is protected from any unacceptable overlooking.

Overbearing:

33. The proposal would be partially visible from the rear of immediate neighbouring dwellings and would represent a change from the existing situation on site. However, the proposal would not constitute a development that would be oppressive or overbearing to the extent that it would significantly detract from the amenities or surrounding dwellings largely because of the considerable separation distances proposed between these existing properties and the retained and enhanced soft landscaping treatments that could also be put in place.

Loss of light

34. R18 of the Borough Design Guide highlights that the British Research Establishment (BRE) methodology for 'Site layout planning for daylight and sunlight' should be used to assess the potential impact of a new development of the daylight in existing habitable rooms.
35. Due to the considerable separation distances that would be retained between the proposed development and existing neighbours, no significant overshadowing or loss of light to the neighbouring properties would occur as a result of this proposal. For example, 4 Sonning Gate would have the closest relationship with the proposed development - in respect of how its rear outlook may be impacted upon. This existing property's relationship with Block C has been assessed in line with the BRE methodology and the development would not obstruct a 25-degree line taken from this existing dwelling.
36. In respect Block A's proposed relationship with the existing property 'Redgrave' (refer to Fig. 5.0 above), the proposed development would not obstruct a 45-degree line taken from the centre line of a rear facing habitable room window as advocated within R.18 of the Borough Design Guide.
37. As such, no significant loss of daylight would occur to any of the existing neighbouring dwellings.
38. The proposal therefore protects the amenities of existing residential properties and complies with Core Strategy Policy CP3 and the Council's Borough Design Guide in this respect.

**Access and Movement:**

39. MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety. Visibility splays and swept path analysis are also required to be specified on the plans.

#### Highway Safety:

40. Following initial concerns raised by the Council's Highways Officer regarding the lack of visibility splays for the additional vehicular access, revised plans have been submitted which revert to the layout approved under the extant permission (201833) with a singular access serving the entire development. This is deemed acceptable in highway safety terms.
41. In respect an objector's suggestion that the development should provide for a signalised crossing across the A4, WBC Highways Officer has commented that this would not be a suitable location for such a measure.

#### Traffic Impact:

42. The Council's Highways Officer has advised that due to the level of traffic on the A4, the resultant trip rates associated with the development would not have an adverse impact on the main highway network.

#### Parking:

43. The submitted revised plans also increase the level of parking from previously approved 63 spaces to 67, with the additional four spaces being located around Block B. The Council's Highways Officer advises that, using the Council's parking calculator, there would be a requirement for a range of between 52 and 80 spaces. The proposed additional 4 spaces are acceptable in terms of their layout and, after considering evidence of average parking rates for similar developments, the proportion of 67 spaces (1.18 per unit) is sufficient for both occupants of the development and any staff or visitors.
44. The applicant has indicated that one parking space would be allocated to each flat. WBC Highways have recommended that the parking spaces are left unallocated and a condition is recommended to secure a Parking Management Strategy for the site to secure the specific parking arrangements. Electric vehicle charging spaces may form part of the applicant's strategy for the requirement to generate 10% of the predicted energy for this development from decentralised renewable and/or low carbon sources. The Parking Management Strategy would also outline the monitoring and the delivery of additional electric vehicle charging spaces when required.
45. A total of 12 cycle parking spaces are proposed which falls short of the Council's normal standards for 1 space per flat. However, the applicant has provided a review of other similar sites which has identified that cycle use there is very low and the WBC Highway's Officer accepts that, in this particular instance, the 12 spaces proposed are suitable to serve the development. A condition is recommended to secure these details.

#### Sustainability:

46. WBC Highways have advised that the local bus services cannot be described as a good service under CP6. Bus route 128/129 has only 6 return journeys during the peak period with no off peak or weekend services. Bus route 850 has an hourly journey during the day and one evening service Monday to Saturday. There is no Sunday service. However, the site is located 'in-settlement' (and hence in a reasonably sustainable location with access to services) and the westbound bus stop is within an acceptable walk distance from the centre of the site. Implementation of an acceptable Travel Plan for this development could include items how to improve the sustainability of the site through measures such as mini-buses, taxis, on-line

services to improve deliveries etc; these would all be of assistance for those residents who do not own a car.

47. Hence, a draft Travel Plan was submitted with the application but is not fully sufficient in terms of travel surveys going forward for the development. However, WBC Highways accept that a condition could be imposed to secure the final version of the Travel Plan and this is again duly recommended.
48. Subject to compliance with these highways-related conditions, the proposal complies with Policy CC07 of the MDD Local Plan and Core Strategy Policy CP6.

**Flooding and Drainage:**

49. MMD Local Plan policy CC10 states that all development proposals must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.
50. The site is located within Flood Zone 1. Following submission of an acceptable addendum to the Flood Risk Assessment and Drainage Strategy, the Council's Drainage Officer has raised no objection to the proposal. While the proposal would result in an increase in impermeable area, it has been identified that areas of permeable paving have been designed to capture, attenuate and infiltrate surface water generated by the proposed development. The Council's Drainage Officer recommends conditions to secure maintenance details of SuDS management, submission of glow routing plan (above the 1 in 100+40% climate change event) and a contamination risk assessment before considering soakaways as a preferred means of discharging surface water.
51. Thames Water raise no objection to this proposal either in respect of waste water capacity or surface water drainage. However, they have recommended a condition to ensure that water network capacity is suitably upgraded to serve the development before any unit is occupied.
52. As such, the proposal is acceptable in flooding and drainage respects being in accordance with MDD Local Plan policy CC10.

**Landscape and Trees:**

53. Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.
54. The applicant has submitted an Arboricultural Survey and Impact Assessment (to BS5837:2012) which has been assessed by the WBC Trees and Landscape Officer. There are 6 protected trees within the site which are covered by TPO 1252/2008. Across the whole site there are 74 single trees, 9 groups of trees and 10 hedgerows, 3 'A' quality, 16 'B' quality and 57 'C' quality and 17 'U' trees. The majority of the tree stock across the site are graded 'C' (57 No.) and over half of these trees will be removed. All trees classified as 'U' will be removed. All 'A' and 'B' quality trees will remain.

55. In assessing the previous application (201833) on this site, the WBC Trees and Landscape Officer commented that while *“the overall tree stock will be reduced by at least 66%... Many of the removals are located in the interior site consisting of trees, hedges and shrubberies that formed the gardens and structural buffer planting between the existing plots”* and that the submitted LVIA demonstrates that *“...the development can be contained within the existing landscape structure and setting with minimal impact on the suburban character of the area, and with visual impacts limited to a number of dwellings close by but acceptable within the residential character”* (refer to previous officers report for 201833 at Appendix 3).
56. Following submission of revised plans to retain a single vehicle entrance to this site, the WBC Trees and Landscape Officer have confirmed they raise no objection to this latest application subject to conditions to secure details of hard and soft landscaping measures, tree protection information (updated to include demolition and construction phases) and a Landscape Management Plan. Subject to compliance with these conditions, the proposal complies with Policy CC03 of the MDD Local Plan and Core Strategy Policy CP3.

**Environmental Health:**

57. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.
58. The site falls outside of any potential contaminated land consultation zone. However, the proposal has been considered by the Council’s Environmental Health Officer in respect of Contaminated Land, Noise, Lighting and Demolition and Construction Impacts. No objection to this proposal has been raised subject to conditions to deal with the following:
- A Noise Impact Assessment detailing any required noise attenuation measures proposed within the development to protect existing residents and future occupants.
  - Any unexpected contamination found during site clearance, groundwork or construction.
  - No floodlighting or other forms of external lighting without separate approval
  - Construction Environmental Management Plan (CEMP).
  - Construction hours limited to 08:00 and 18:00 Mon-Fri and 08:00 to 13:00 Sat and at no time on Sun or public holidays.
59. Subject to adherence with the above conditions, the proposal would suitably protect existing neighbouring residents from any excessive pollution during construction and after the development is constructed. Moreover, the proposal would protect future occupants from any unexpected land contamination and therefore complies with Policy CC06 of the MDD Local Plan and Core Strategy Policy CP3.

**Amenity Space for future occupiers:**

60. Core Strategy Policy CP3 states that planning permission will be granted for proposals that provide functional amenity space. The Borough Design Guide states that all dwellings should have access to amenity space, preferably in the form of private or communal garden space.



61. Although landscaping detail is a reserved matter, this outline application is accompanied by a Masterplan for Landscaping Proposals plan. This plan indicates that the proposed apartments would have access to four communal garden areas (one on the site frontage, one the middle of the site and two at the rear of the site) in addition to space for a bowling green located behind Block A. These areas comprise over 4,000sqm of external communal amenity space that would be connected by footpaths around the development. Although some this space would be tree-covered, it would equate to more than 25sqm per each habitable room within the proposed development thereby providing usable outdoor amenity space for future occupants.
62. These areas of open space would also provide a setting for the three blocks of apartments proposed as well as providing a suitable outlook for windows within habitable rooms for the development. Many of units proposed would also have access to a private balcony overlooking these areas. Specific details of landscaping would be secured by the subsequent Reserved Matters application and relevant conditions.
63. Therefore, the proposal would provide adequate outdoor amenity space in accordance with the requirements of Core Strategy CP3 and with guidance contained within the Borough Design Guide.

**Internal Space Standards:**

64. Policy TB07 of the MDD and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard (NDSS) sets out minimum internal floor areas.
65. Table 2.0 below demonstrates that the proposal meets all the NDSS requirements; the right-hand (green) column shows respectively by how much each flat exceeds the minimum standard. In summary, all the units proposed meet the following floorspace criteria:
- Have a GIA above the NDSS standard
  - Single room width over and above NDSS standard
  - Single room floor space over and above NDSS standard
  - Double room width over and above NDSS standard
  - Double room floor space over and above NDSS standard

Table 2.0: Gross Internal Floorspace comparison (Proposed units and NDSS)

Plot no	House Type	House Details			Proposed	National Standards	Difference
BLOCK	A	Floors	Beds	Person	GIA	GIA	GIA
1	Flat	1	2	3	80	61	+19
2	Flat	1	2	3	78	61	+17
3	Flat	1	2	3	86	61	+15
4	Flat	1	2	3	86	61	+15
5	Flat	1	1	2	64	50	+14
6	Flat	1	1	2	66	50	+16
7	Flat	1	2	3	86	61	+25
8	Flat	1	2	3	86	61	+25
9	Flat	1	2	3	78	61	+17
10	Flat	1	2	3	80	61	+19

11	Flat	1	2	3	71	61	+10
12	Flat	1	2	3	80	61	+19
13	Flat	1	1	2	66	50	+16
14	Flat	1	2	3	86	61	+25
15	Flat	1	2	3	86	61	+25
16	Flat	1	2	3	84	61	+23
17	Flat	1	2	3	80	61	+19
18	Flat	1	2	3	71	61	+10
19	Flat	1	2	3	80	61	+19
<b>BLOCK B</b>							
1	Flat	1	2	3	74	61	+13
2	Flat	1	1	2	56	50	+5
3	Flat	1	2	3	77	61	+16
4	Flat	1	2	3	79	61	+18
5	Flat	1	2	3	86	61	+25
6	Flat	1	2	3	86	61	+25
7	Flat	1	2	3	77	61	+16
8	Flat	1	1	3	77	61	+16
9	Flat	1	2	3	77	61	+16
10	Flat	1	1	2	56	50	+6
11	Flat	1	2	3	77	61	+16
12	Flat	1	2	3	86	61	+25
13	Flat	1	2	3	86	61	+25
14	Flat	1	2	3	77	61	+16
15	Flat	1	2	3	77	61	+16
16	Flat	1	2	3	77	61	+16
17	Flat	1	1	2	56	50	+6
18	Flat	1	2	3	56	61	+5
<b>BLOCK C</b>							
1	Flat	1	2	3	77	61	+16
2	Flat	1	2	3	77	61	+16
3	Flat	1	2	3	86	61	+15
4	Flat	1	2	3	86	61	+15
5	Flat	1	2	3	77	61	+16
6	Flat	1	2	3	77	61	+16
7	Flat	1	2	3	77	61	+16
8	Flat	1	1	2	56	50	+6
9	Flat	1	2	3	77	61	+16
10	Flat	1	2	3	86	61	+15
11	Flat	1	2	3	86	61	+15
12	Flat	1	2	3	77	61	+16
13	Flat	1	2	3	77	61	+16
14	Flat	1	2	3	77	61	+16
15	Flat	1	1	2	56	50	+6
16	Flat	1	2	3	77	61	+16
17	Flat	1	2	3	86	61	+25
18	Flat	1	2	3	86	61	+25
19	Flat	1	2	3	77	61	+16
20	Flat	1	2	3	77	61	+16

66. The above calculations assumes that 1-bedroom flats would have a maximum of 2 persons occupancy and 2-bedroom flats have maximum of 3-person occupancy. These occupancy rates are justified given the nature of the development, i.e. for occupancy by over 60's only.
67. The majority (42) of the proposed units would benefit from dual aspect with the remaining having single aspect. Habitable rooms within all units would have an adequate outlook and a natural light source via an external window. Overall, the proposal would achieve good internal amenity for each unit thereby complying with

the aims of MDD Policy TB07, the NDSS and guidance with the Borough Design Guide.

**Ecology:**

68. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. It also states that development which may harm species of principal importance... will only be permitted if it has been demonstrated... mitigation measures can be put in place to prevent damaging impacts or... appropriate compensation measure to offset the... losses are provided.
69. The application site lies within the Council's Bat Roost Habitat Suitability Model and the applicant has therefore submitted a Preliminary Ecological Appraisal (PEA) and a Bat Activity Surveys report to support this proposal.
70. The Council's Ecologist has reviewed this proposal in light of these supporting documents and concurs that the application site currently provides foraging and commuting habitat for bats and nesting habitat for birds and that the submitted evidence *"does support the conclusion of a likely absence of a maternity roost in any of the three buildings"*.
71. The NPPF highlight that it is appropriate for the local planning authority to seek the inclusion of wildlife habitat enhancements within a development. The submitted PEA has made recommendations for biodiversity enhancements as part of this proposal and the Council's Ecologist has recommended that a condition be imposed to ensure that these works are carried out in full. In addition, it is also recommended that the extent of ecological enhancements, mitigation and protection need to be reflected in the landscaping, materials, external lighting and Construction Environmental Management Plan conditions.
72. The Council's Ecologist has also recommended a condition to ensure that no works shall commence until a licence for development works affecting bats has been obtained from Natural England and submitted to the local planning authority.
73. Subject to compliance with these conditions, the proposal complies with Policy TB23 of the MDD Local Plan. Core Strategy Policy CP7 and with guidance contained within the NPPF.

**Sustainable Design/Construction:**

74. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of more than 10 dwellings.
75. The applicant has submitted a Sustainability Statement to support this application which identifies several potential measures to promote sustainable design such as energy consumption, water usage, surface water drainage, shading and solar gain, recycling, biodiversity, limiting light/noise, construction and NOx pollution, cycle storage, responsibly sourced and recycled materials and site waste. The

Sustainability Statement also indicates that *“as part of the proposal, the client plans to have solar photo voltaic systems fitted to provide over 10% of the energy required by the dwellings during an average year from local sources”*.

76. As such, a pre-commencement condition is recommended to ensure that a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (e.g. solar panels, electric charging points) is implemented in order to accord with the aims of Core Strategy policy CP1, MDD Local Plan policy CC05 & the Council’s Sustainable Design and Construction Supplementary Planning Document.

**Archaeology:**

77. Policy TB25 of the MDD Local Plan states that in areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. Where 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.
78. As indicated on the previous application (201833), the site is located close to areas containing significant archaeological remains, with seven nationally important Scheduled Monuments lying to the north-east of the site, identified by crop marks indicating the presence of prehistoric monuments. The nearest Scheduled Monument is less than 275m from the application site. In addition to this, evidence for Roman and medieval activity was recorded to the south-west of the site at Mustard Lane. Prehistoric settlement activity was also identified during work at Duffield House to the south of the proposed site and at two sites to the south of Charvil at East Park Farm and Land West of Park Lane.
79. Berkshire Archaeology were consulted on this application and again raise no objection advising that the archaeological evaluation of this site should be secured through a planning condition. This would accord with Paragraph 205 of the NPPF which states that *“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.”*
80. Subject to compliance with this condition, the proposal complies with Policy TB25 of the MDD Local Plan and with guidance contained within the NPPF.

**Affordable Housing, Employment Skills Plan (ESP) and Community Infrastructure Levy (CIL)**

**Affordable Housing:**

81. The threshold for seeking affordable housing is 5 dwellings or more on residential sites of 0.16 hectares or larger. The site exceeds this threshold and therefore a requirement exists to seek the provision of affordable housing. To meet the requirements of Policy CP5 of the Core Strategy, a minimum contribution of 40% of the total number of units (net) should be provided as affordable housing. This equates to 22.8 units in the proposed development of 57 apartments.

82. The proposals would not meet the Council's Adult Social Care needs and therefore the only practical means of delivery for the provision affordable housing is through a commuted affordable housing financial contribution secured via a s106 legal agreement. Using guidance contained within the Council's Affordable Housing SPD, the Housing Policy Officer has advised that the commuted sum sought in-lieu of 22.8 units (40%) would be £1,696,706.88 and should be index-linked, to contribute towards affordable housing provision elsewhere in the borough.
83. However, the applicant has advised that the scheme is not financially viable with any Affordable Housing contribution and have submitted a Viability Appraisal to reflect this which is considered in more detail in the Financial Viability section of this report below.

Employment Skills Plan (ESP):

84. 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.
85. The applicant has provided their agreement to the principle of making a financial contribution in lieu of an ESP. WBC Economic Prosperity & Place raises no objection to this approach. Such an obligation would be secured via a s106 legal agreement if Planning Committee are minded to grant planning permission to this scheme.
86. The s106 for the above contributions is presently being drafted by the Council's Legal team in discussion with the applicant and any grant of consent would in effect delegate officers to finalise the terms agreed.

Community Infrastructure Levy:

87. The application is liable for CIL payments because it involves a net increase of 54 new dwellings, payable at a rate of £365/m<sup>2</sup>, index linked.

**Financial Viability**

88. This application is accompanied by an Affordable Housing Financial Viability Appraisal (FVA) which demonstrates that the development could not sustain a policy compliant (40%) financial contribution (£1,605,236.16) in lieu towards of affordable housing units being provided on site. In this context and considering the identified shortfall in the supply of affordable housing within the borough, officers and the Council's Valuer have a responsibility to explore all available mechanisms in order to allow the scheme to either provide some form of initial contribution or recover policy compliance should viability improve over time.
89. As a starting point, a minimum upfront affordable housing contribution of £100,000 (equivalent to 2.5%) was offered by the applicant, alongside a late-stage review mechanism to consider the potential for deferred payments if financial viability of the scheme improves.
90. Therefore, whilst this initial affordable housing offer does not achieve the full local policy compliant level of 40%, a nominal upfront financial contribution with a deferred payment mechanism to recover any increase in value, constitutes a reasonable and justified position for the Council at this stage in this particular instance. As an agreed and acceptable position, this would have constituted a nominal initial public benefit that would have weighed in favour of the scheme, although not in a substantial way.

91. Notwithstanding the above agreed viability position, it is necessary to consider whether accepting the upfront financial contribution is reasonable in the circumstances, bearing in mind Case Law which confirms that a willing applicant does not in itself justify provision of a planning obligation.
92. Paragraph 57 of the NPPF outlines clearly the tests which must be met for a planning obligation to be sought:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
93. Firstly, in considering test (a) as to whether the obligation would be 'necessary to make the development acceptable in planning terms', there is no disagreement that 56 dwellings should be contributing meaningfully to affordable housing provision within the borough.
94. In taking a consistent approach with other residential-led schemes in the borough and with the clear intent on seeking policy compliant affordable housing contributions from other applications, affordable housing is justifiably held as an important material public benefit of any scheme considered by the LPA. This application is no exception. The NPPF requires such benefits to be realised upon the grant of planning permission, and it is considered consistent that the decision-maker reserves the right to take into account such provision alongside all other benefits, whether below or above policy compliance.
95. In returning to test (a) of paragraph 57, it is established that where the proposal conflicts with other policies in the plan, a higher percentage of affordable housing is capable of being justified. This approach is consistent with a LPA securing a greater percentage of affordable housing in order to 'make the development acceptable in planning terms'.
96. With regard to test (b) the provision of affordable housing within any residential development is directly related to the development. This is set out in Section 5 of the NPPF 'Delivering a sufficient supply of homes' and within the general policies within the Council's Local Plan. Affordable housing is most directly related to a residential-led scheme than any other type of development, in terms of its importance in achieving mixed and balanced communities.
97. With regard to the final test which must be met for a planning obligation to be sought (test (C)), this requires any planning obligation to be fairly and reasonably related in scale and kind to the development to which it relates. The overall proportion of affordable housing being offered as part of this scheme is considered fairly and reasonably related in scale and kind to the development as a whole based on the FVA. This is a reasonable proposition in the context of the general housing objectives of the NPPF. The financial contribution offered is also not considered disproportionate in context to the general requirements of the local plan, nor represents such a level of provision that it would distort the overall nature of the development proposed. The obligation is therefore reasonably considered to meet test (c).

98. In accepting that the tests within paragraph 56 of the NPPF are met, an additional factor which must be considered is any perceived risk that by accepting an up-front financial contribution (amounting to £100,000), this would further undermine the viability of the scheme. Any negative financial position which would come about as a result of such an offer is made at the developer's own risk and made under the full understanding that the FVA information submitted as part of this application is on record (confidentially) and has formed the basis of agreed affordable housing position. To conclude there is no specific policy or guidance preventing such an up-front financial contribution being accepted despite a FVA position which does not allow the LPA to secure any AH contribution (on-site or otherwise).

**Other issues:**

99. Comments from Royal Berkshire Fire and Rescue (RBFR) regarding the extra pressures that the development may place on the service are noted. However, the extent of these impacts would not be a material consideration that would warrant refusal of the application or planning obligation.

100. The concerns raised by the TVP Crime Prevention Design Officer regarding the dual vehicular entrance to the site initially proposed have been addressed by the submission of the revised plans which revert to the original layout approved under the extant permission (201833). The other comments in respect of internal arrangements and bins/buggy store security details have been forwarded to the applicant who has advised will consider within their final design of the scheme. However, these issues are not fundamental to the security of the scheme, so no conditions are recommended in these respects.

**Planning balance:**

101. The proposal incorporates the same layout as extant outline permission (201833) and similar elevational treatments to that already approved at reserved matters stage (213022). While the principle of the development has already been established by these previous consents, the potential impacts of the proposed scheme on the character of the area, residential amenity, highways, flooding, trees, ecology and archaeology have been reassessed and are able to be mitigated by the planning conditions recommended at Appendix 2 below. The benefits associated with the proposed delivery of 57 dwellings are substantial and must be given significant weight in the planning balance.

102. While the proposal no longer intends policy compliant contributions towards affordable housing, a robust Financial Viability Assessment has been submitted, and independently verified, which demonstrates that the scheme is unviable with full contributions at this present time. However, the applicant has agreed to enter into a s106 legal agreement to ensure that a deferred payment mechanism would enable for a further affordable housing commuted payment should the profitability of the scheme improve in the future. On balance, the significant benefits of this scheme outweigh the current shortfall in affordable housing contributions especially given the scope to secure the aforementioned deferred payments.

**CONCLUSION**

103. The application is recommended for approval subject to the planning obligations and conditions detailed at the start of this report.

**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.*



## APPENDIX 1 - Conditions / informatives

### 1. Outline permission – Time periods and submission of details

- a) No development shall commence until details of Landscaping (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) hereinafter called the reserved matters, have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.
- b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

### 2. Approved plans and details

This permission is in respect of the submitted application plans, drawings and reports numbered:

Location Plan 8399-BOW-A0-ZZ-DR-A-1000 P1  
Site Sections sheet 2 - 8399-BOW-A1-ZZ-DR-3002 Rev P4  
Site Sections sheet 1 - 8399-BOW-A1-ZZ-DR-A-3001 RevP4  
as received by the local planning authority on 02 March 2022; and

Proposed Site Plan 8399-BOW-A0-ZZ-DR-A-0002 P5  
as received by the local planning authority on 26 August 2022

Block A – Proposed Plans and Elevations 8399-BOW-A1-ZZ-DR-A-2001 Rev: P13  
Block B - Proposed Plans and Elevations 8399-BOW-A2-ZZ-DR-A-2002 Rev: P14  
Block C – Proposed Plans and Elevations 8399-BOW-A3-ZZ-DR-A-2003 Rev: P14  
as received by the local planning authority on 27 October 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

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so- approved details. In accordance with paragraph 4.16 of Bat Activity Surveys (Crossman Associates ref A1144.001, August 2020) a Traditional type 1 felt must be used as the roof tile sarking layer, and moisture resistant Gyproc boarding fitted in the roof void in building C.

Reason: To ensure that the external appearance of the building is satisfactory and species of principal importance are protected. Relevant policy: Core Strategy policies CP1, CP3 and CP7

4. Details of boundary walls and fences and hedges

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7.

5. Unexpected contamination

a) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

b) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 5a above) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant policy: MMD Local Plan policy CC06 and Core Strategy policy CP3.

6. External Lighting

No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, curfews and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

Reason: To protect residential amenity and biodiversity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7 and MDD Local Plan policy TB21 and TB23.

7. Noise assessment/mitigation

Prior to development commencing an assessment of noise shall to be carried out by a suitably qualified person and a report provided to the Local Authority for approval. The noise assessment shall be in accordance with BS8233:2014, consider the requirements of Policy WBC Adopted Managing Development Delivery Local Plan (2014) CC06 and be based on worst case scenario. Proposals must demonstrate how they have identified and addressed all potential noise impacts, their significance and what mitigation measures are proposed where impacts are deemed significant. The report is to assess noise impacts:

- i) on neighbouring residential and the care home properties during demolition/construction phase
- ii) from external sources (including the A4, Sunrise Care Home operations & golf course maintenance operations) and operational sources (including site service and delivery vehicles) on occupants of the new development.

The development shall not be occupied until the noise mitigation measure(s) identified in the approved impact assessment, have been fully implemented. Any noise mitigation measures shall be retained and maintained thereafter.

Reason: To safeguard residential amenities & for the protection of occupiers

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

8. Construction Environmental Management Plan (CEMP)

No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:

- i) the control of dust, odour and other effluvia
- ii) the control of noise (including noise from any piling and permitted working hours)
- iii) the control of pests and other vermin (particularly during site clearance)
- iv) the control of surface water run-off)
- v) the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site
- vi) the proposed method of piling for foundations (if any)
- vii) proposed construction and demolition working hours
- vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- viii) External Lighting (flood lighting)
- ix) practical measures to avoid or reduce impacts during construction
- x) The location and timing of sensitive works to avoid harm to biodiversity features
- xi) The times during construction when specialist ecologists need to be present on site to oversee works.

Construction activity shall be carried out in accordance with the approved CEMP.

Reason: To protect residential amenity. Relevant policy: Core Strategy policies CP3, CP6 and CP7.

9. Permitted hours of work

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

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

10. Communications Plan

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a Communications Plan. The Plan shall specify methods for communicating with local residents, including the creation of a

liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works.

Relevant policy: Core Strategy policy CP3

11. Ground and building levels

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

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

12. Visibility splays

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43m x 2.4m. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

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

13. Demolition and Construction Method Statement

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

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

Reason: In the interests of highway safety & convenience, neighbour amenities and biodiversity. Relevant policy: Core Strategy policies CP3, CP6 and CP7.

14. Highway Construction Details

Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is

occupied and the final wearing course will be provided within 3 months of occupation unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

15. Cycle parking

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

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

16. Parking Management Strategy

Prior to commencement of the development hereby permitted, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20.

17. Electric Vehicle Charging

Prior to commencement of the development hereby permitted, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

18. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works (including for demolition and construction phases) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development

or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

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

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

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity or biodiversity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

#### 19. Landscape Proposals

Prior to the commencement of the development, full details of both hard and soft landscape proposals (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal Report as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policies CC03, TB06 and TB21.

#### 20. Landscape management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic

gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping and protection and enhancement for biodiversity hereby approved. Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

21. Obscure glazing on windows

The first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block A of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so- retained.

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

22. Surface Water Drainage

No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. Plan should fully detail the access that is required to reach surface water management component for maintenance purposes. It should also include a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

23. Exceedance Flow

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

24. **Soakaways and potential contamination**  
A contamination risk assessment is required before considering soakways as a preferred means of discharging surface water. No soakaways shall be constructed in contaminated ground. Where pollution risks are identified, intercepted water should be prevented from infiltrating prior to sufficient treatment.  
Reason: To prevent pollution of groundwater, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.
25. **Archaeology**  
No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.  
Reason: The site lies within an area of archaeological potential. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.  
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.
26. **Protected Species**  
No works affecting the bat roosts nor any roof stripping nor demolition works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) including the detailed mitigation and special conditions annex has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works. Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Policy TB23 of the MDD Local Plan and Core Strategy Policy CP7.
27. **Biodiversity Enhancements**  
Works are to be carried out in full accordance with the ecological enhancement measures specified in paragraphs 4.16 to 4.32 and appendices I and II of the submitted Bat Activity Surveys report (Crossman Associates, ref: A1144.001, August 2020), unless otherwise agreed in writing by the Council.  
Reason: To secure a net gain for biodiversity as per NPPF paras. 174 and 180 and Core Strategy policies CP1, CP3 CP7 MMD Local Plan policy TP23.



## 28. Sustainable Energy requirements

Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

## Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms over the financial viability of the scheme and the necessary planning obligations.

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

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see: <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>
3. The requisite Travel plan would need to comply with the latest national and local guidance:
  - i) NPPF Section 9 (Sustainable Transport)
  - ii) The Essential Guide to Travel Planning (DfT, March 2008) 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
  - iii) A Guide on Travel Plans for Developers (DfT)
  - iv) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>  
<https://www.gov.uk/government/policies/improving-local-transport>

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

4. WBC waste information for developers can be found here:  
<https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>
5. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
6. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.
7. Royal Berkshire Fire & Rescue Service (RBFRS) and Councillors advise that the developer should consider the use of a Fire Suppression (Sprinkler) Systems within this development in order to provide optimal fire prevention measures.
8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) Application forms should be completed on line via:  
<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7Cdevelopment.control%40wokingham.gov.uk%7Ca214d50227ef47161f1308da19746a53%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637850285045417497%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBFTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000&data=ySd1hWkyCX0o5yt1vAxbR8ME0eMLwhd5BT5aYMI4RK8%3D&reserved=0>.  
Please refer to the Wholesale; Business customers; Groundwater discharges section.

## **APPENDIX 2 - Parish Council Full Comments**

*Sonning Parish Council has carefully considered this revised application and cannot find any reason to reconsider its original strong objections.*

*The applicant has acted in a most, confusing and unprofessional manner, swapping from one plan to another, applied for an application that they already had approval for and now reverts to a former plan with a single access to the site. With the number of residents that can be expected to live in the flats, this single access represents a retrograde, deficient, and substandard plan.*

*The Parish Council is disappointed that no further thought has been given to limiting the difficulties and dangers that the elderly residents will be exposed to when crossing the A4 after a crossing was ruled out. The limited facilities within easy walking distance are even more limited with this route unlikely to be an attractive and convenient option.*

*In the light of the above comments that Parish Council wishes to confirm that the original strong objection remain as set out below.*

*The Parish Council were surprised to see that this application was identical, apart from some minor cosmetic, changes, to the previous application 201833. Further they were extremely concerned to read that the applicant was now claiming that the proposed scheme was unviable despite the approval document confirming that:*

*The applicant has agreed to enter into a s106 legal agreement to secure policy compliant financial contributions in lieu of 40% Affordable Housing provision and an Employment Skills Plan (ESP) that would be required to support this development. In addition, the applicant has advised that they would be amenable to a restrictive clause in the s106 legal agreement that would limit residential occupancy of the proposed units to the over 60s only."*

*The Parish Council understands that the principle of the developer making a financial contribution to affordable housing off site is normal on such large developments and questions the reasons behind this apparent change of direction. The original application was granted on the premise that £1.6m was to be paid in lieu of lack of Affordable Housing on site. Can the Parish Council assume that poor financial planning is behind the developers now finding themselves in the situation where paying this sum makes the project unviable. The Parish Council would suggest that the answer is for 40% of the 57 flats being sold as Affordable Housing, (or is the reason behind the change calculated to obtain planning permission by previously agreeing the s106 payment and now rescinding on that agreement).*

*In addition to the above the Parish Council's original objection remain the same.*

### **IMPACT ON THE AREA**

- Sonning, is a Limited Development Location and the dwellings surrounding this proposal are low density, detached, on large plots surrounded by mature trees, high hedges and screened from the main road. This reflects the semi-rural aspect of Sonning.*
- The proposed development is on the edge of the settlement and adjoins designated countryside where developments can be expected to be of a lower density and denotes the gradual reduction of development as it adjoins the countryside. The proposed*

*development is unsuitable due to its urban nature, height, and density creating additional built mass adjoining the countryside and would provide a permanent solid feature in the landscape. This would be contrary to policy CP3 and CC02.*

- The area is unsustainable with no easy access to well stocked local shops, Doctors Surgery, or Post Office. Residents therefor would rely heavily on the car for proper facilities in other areas such as Woodley or Twyford and the extensive facilities in Reading. Sonning is not a 'transitional' site as suggested in the application.*

- The number of dwellings proposed will triple the number of car movements in and out of this site which would be contrary to policy CP6 of the Core Strategy.*

- An additional 57 dwelling in Sonning would increase the number of dwellings by 8% a substantial increase given the existing low-density development in Sonning. This would place an unacceptable demand on services and increase the level of traffic exiting onto the busy A4 via a limited access.*

#### **ACCESS TO SHOPPING FACILITIES**

*Residents would be of an age where they would need to exercise additional caution when crossing the road. Data ignores the fact that a great deal of care and attention is required when crossing any road in Sonning due to the huge numbers of vehicles on its roads. This will be even more important if, as suggested, the residents of this proposed development, make use of the local transport, particularly as the 'average age' would appear to be '80'. It would be sheer folly to ask elderly residents to cross the A4 to access public transport and Bus services often cancelled without notice.*

*Access to meaningful shopping facilities within walking distance of the proposed site are very limited. Woodley Town Centre and Twyford Town Centre being the main options. Reading itself is the only option offering a realistic selection of shopping. Walking route to Woodley Town Centre is the only realistic shopping option open to pedestrians and each route each has the following flaws and would not encourage walking as the distances are too far, particularly as the applicants claims that the average age on a 'mature' development is around 80 years'.*

- Route 1. Pound Lane to Butts Hill Road/Western Avenue. Narrow, two lane, railway bridge, no pedestrian footpath. Very dangerous 60-minute return walk. Close to traffic.*

- Route 2. Duffield Road. This route leads away from Woodley Town centre rather than towards it. Does provide access to 1 surgery, 1 Chemists and 1 shop with basic supplies. 40-minute return walk.*

- Route 3. Pound Lane to the A4. Provides route to Sonning Village, with limited facilities, involves crossing the busy A4 poor, uneven footpaths. Also route to Wee Waif and service station with small shop, basic supplies.*

*40-minute return walk and crossing the A4 four times as footpath is on the northern side of the A4.*

- Route 4. Pound Lane, West Drive Shepherds Hill. Easy 40-minute return walk to mini supermarket.*

- *Each of the above routes are heavily trafficked and associated with known health risks to pedestrians.*

*None of the above options are 'convenient' encouraging residents to drive. This is contrary to the WBC Core Strategy policy CP6, Managing Travel Demand as the proposal fails to provide any of the travel criteria (a to g) included in CP6 which WBC require to grant planning permission. This is particularly true of: (e) Mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed: (f) Enhance road safety and (g) Do not cause highway problems or lead to traffic related environmental problems.*

#### **IMPACT ON INFRASTRUCTURE**

- *The development would be available to people over the age of 60, who would, apparently, no longer be working and the applicants bizarrely claim that there would be just 3 extra car movements from the development, at peak times, as compared with the current projected number of vehicles movement from the recently approved development of 7 dwellings. This is doubtful but if correct this only increase the potential for accidents.*
- *With potential occupation of the flats being at least 104 residents realistically residents are likely to make of use their cars at least every other day, possibly more. It is unrealistic to assume that traffic flows from the site will be little or no more than currently exist.*
- *Even if using the cycle paths, Cyclists would need to cross several very busy roads such as Pound Lane South, (where 7,000 vehicles travel in both directions each day and speeds of up to 60 mph have been recorded) to reach the nearest shop and facilities. Doubtless, even with the best intentions, residents would resort to using their cars given the unreliability of public transport, where busses are often cancelled without notice.*
- *If Parish Council are to believe that that the average age of residents will be 80 years, then it can also be assumed that these residents are more likely to rely heavily on Doctors services. The applicants themselves agree that the nearest Doctors surgeries are some distance away and would not be within acceptable walking distance for more fragile residents. Even if it is assumed that each flat will be occupied by two elderly people that will increase the pressure on existing surgeries by flooding the area with an additional 114 people, possibly more as 49 of the proposed flats are 2 bedroomed and only 8 are 1 bedroomed. The additional burden this will place on the limited Medical services in the area cannot be ignored.*

#### **LOSS OF PRIVACY AND ENVIRONMENTAL IMPACT**

- *The proposal includes removal of mature hedges and a number of trees, which currently offer a great deal of screening to adjoining properties. Without the screening the uncharacteristic 3-storey blocks will present a more urban aspect and the proposed balconies provide further opportunities for overlooking. This will be to the detriment of the privacy of adjoining residents, it will impact on their existing amenity and is likely to result in planning blight.*

*For the above reasons Sonning Parish Council urges refusal of this application.*

*Clerk to the Council.*

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**Site Plan - Block A**  
1 : 2000

- 1. Red Clay Tile
- 2. Black Painted Timber Framing
- 3. Brick Header Course
- 4. Aston Red Surface Texture
- 5. Glass Balustrade to Balconies
- 6. Herringbone Detail
- 7. Feature Stone Course to Match
- 8. White Render

Block A - Plans and Elevations



**North Elevation**  
1 : 200



**South Elevation**  
1 : 200

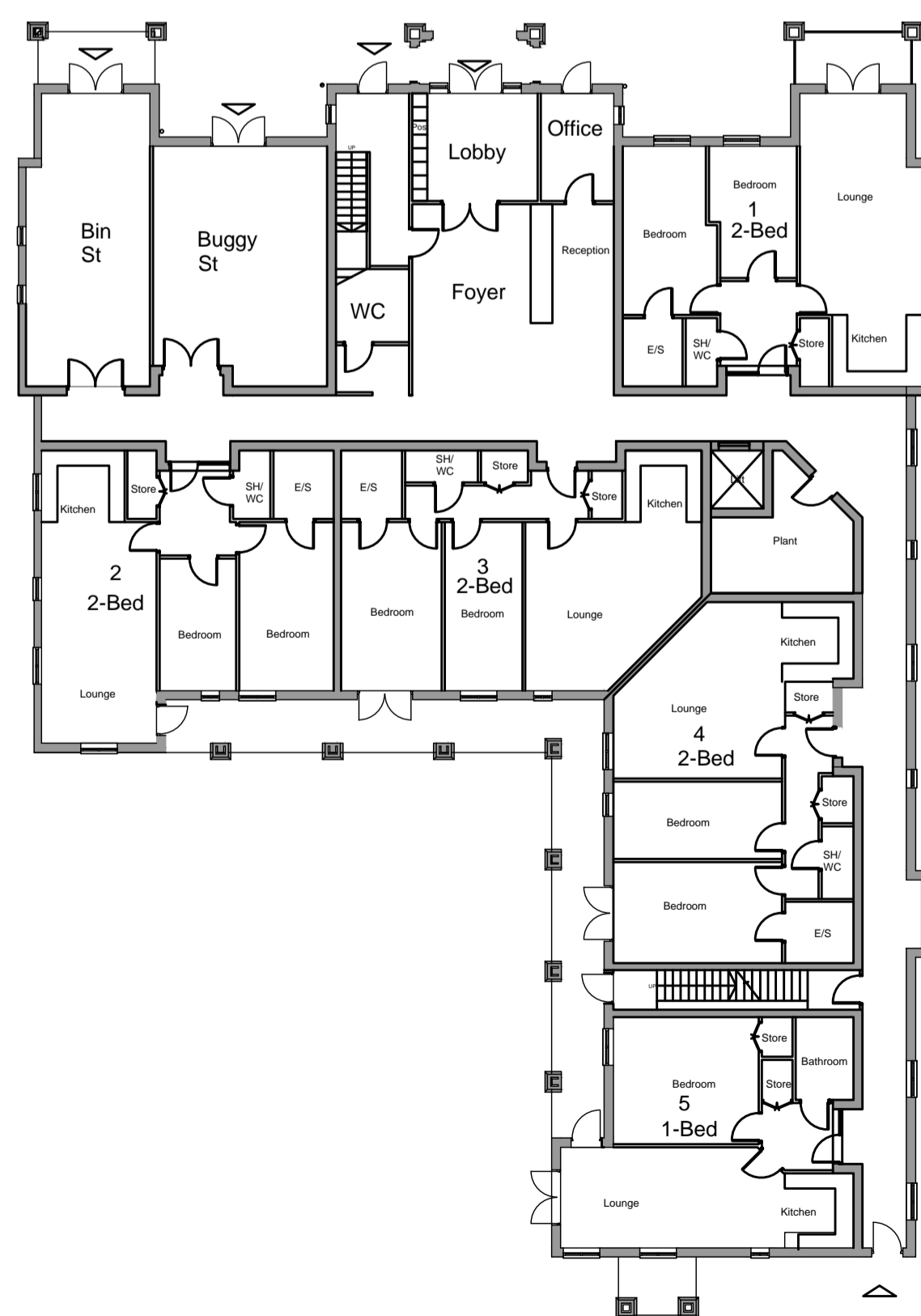


**East Elevation**  
1 : 200

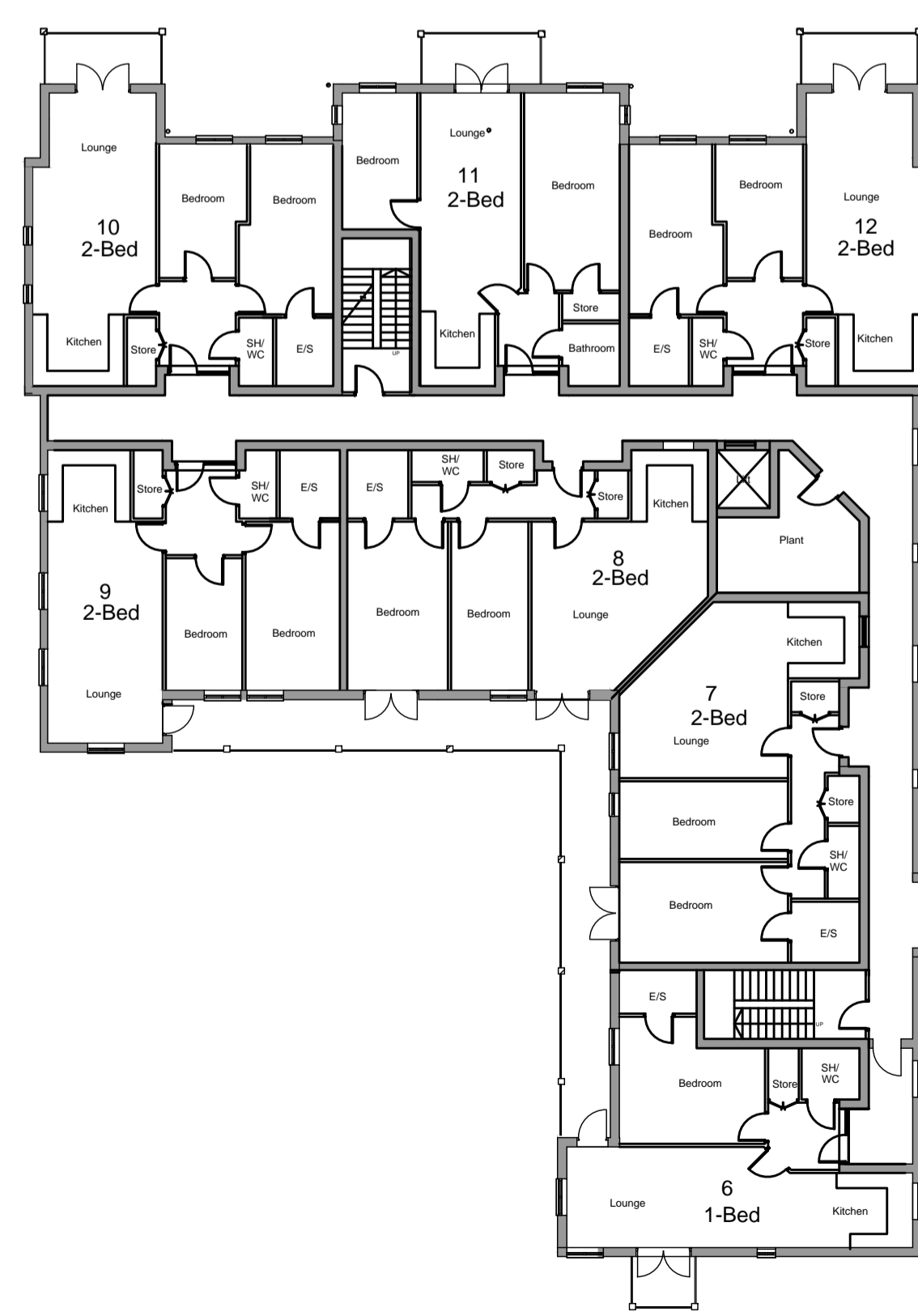
\*\*All glazing above ground floor level on this elevation to be obscure glazed.\*\*



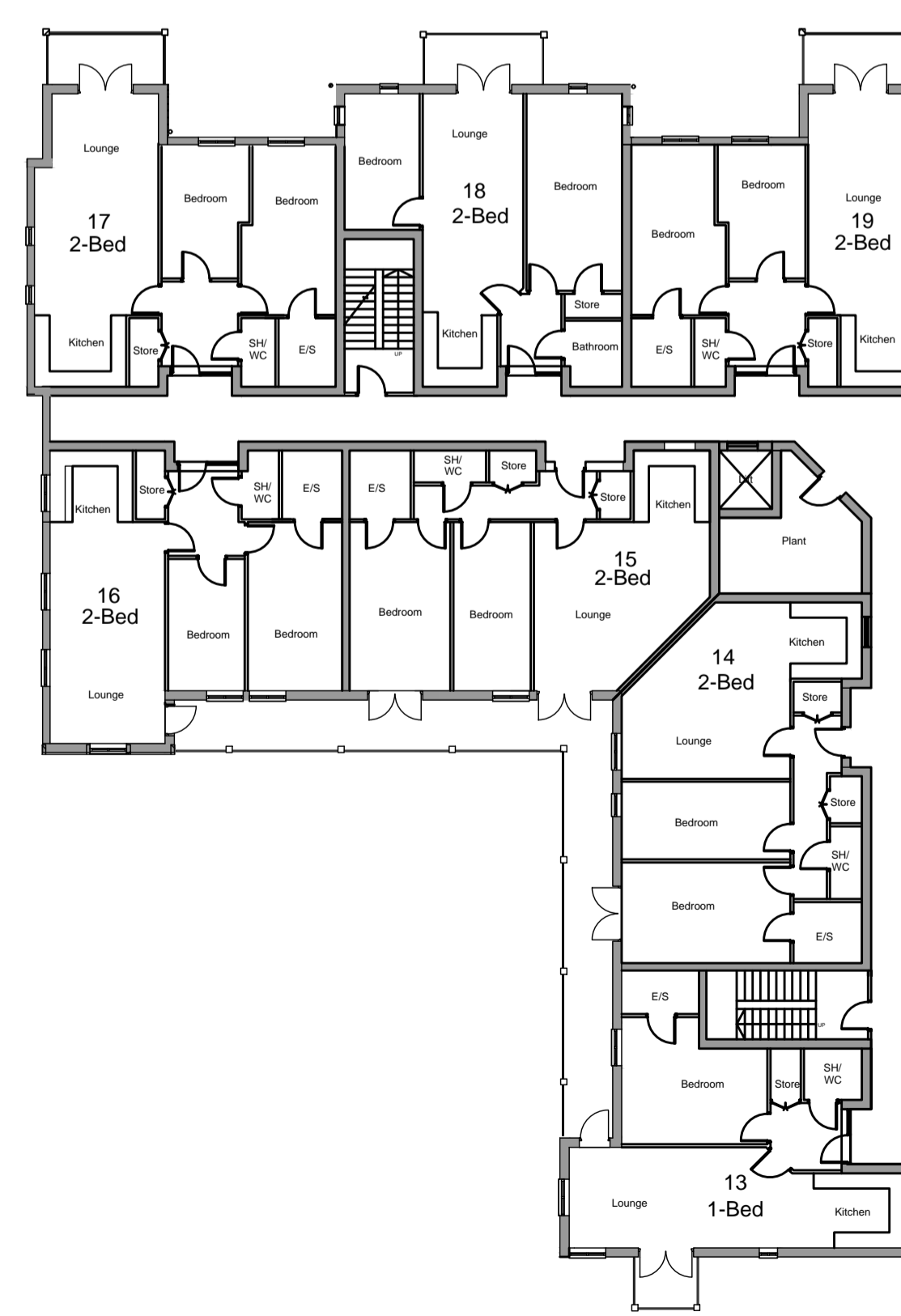
**West Elevation**  
1 : 200



**Proposed Ground Floor**  
1 : 200



**Proposed First Floor**  
1 : 200



**Proposed Second Floor**  
1 : 200

Revision	Date	By	Chk
P13 Scales Checked	27/10/22	AM	
P12 Drawing Issue Update	06/07/22	GB	AAM
P11 Drawing Issue Update	06/07/22	GB	AAM
P10 Updated Title Block	01.03.22	RK	AAM
P9 Revision 10	Date 10		
P8 Revision 9	Date 9		
P7 Revision 8	Date 8		
P6 Revision 7	Date 7		
P5 Revision 5	Date 5		
P4 Revision 4	Date 4		
P3 Revision 3	Date 3		
P2 Revision 2	Date 2		
P1 Revision 1	Date 1		

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Arlington Retirement Lifestyle  
The Range, Sonning  
The Range, Old Bath Road, Sonning

Sheet Name: BLOCK A - Proposed Plans and Elevations

Purpose of issue: Planning Status:

Date: 12/03/21 Checked by: JB

Drawn by: RK Scale @ A1: 1 : 200

Project No: 8399 Revision: P13

Drawing No: 8399-BOW-A1-ZZ-DR-A-2001



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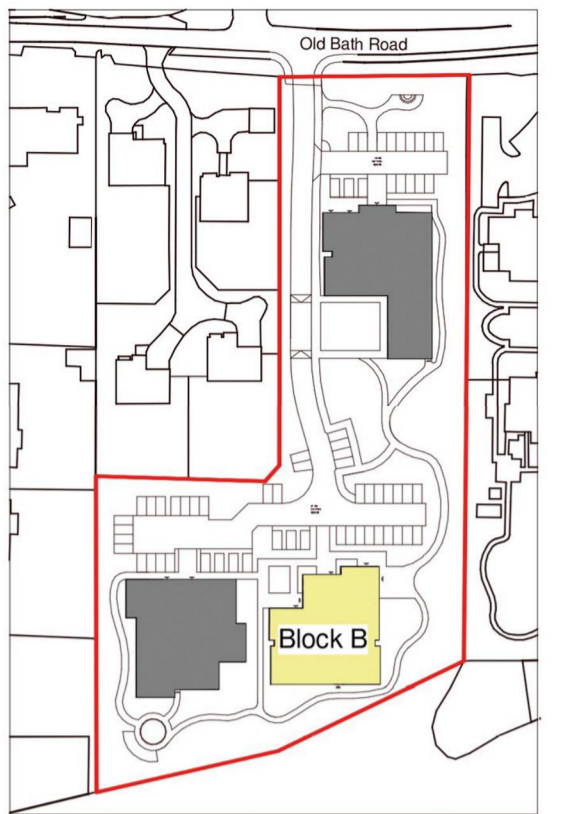




**Block B - North Elevation**  
1 : 200



**Block B - West Elevation**  
1 : 200



**Site Plan - Block B**  
1 : 2000

- 1. Red Clay Tile
- 2. Black Painted Timber Framing
- 3. Brick Header Course
- 4. Aston Red Surface Texture
- 5. Glass Balustrade to Balconies
- 6. Herringbone Detail
- 7. Feature Stone Course to Match Cills
- 8. White Render

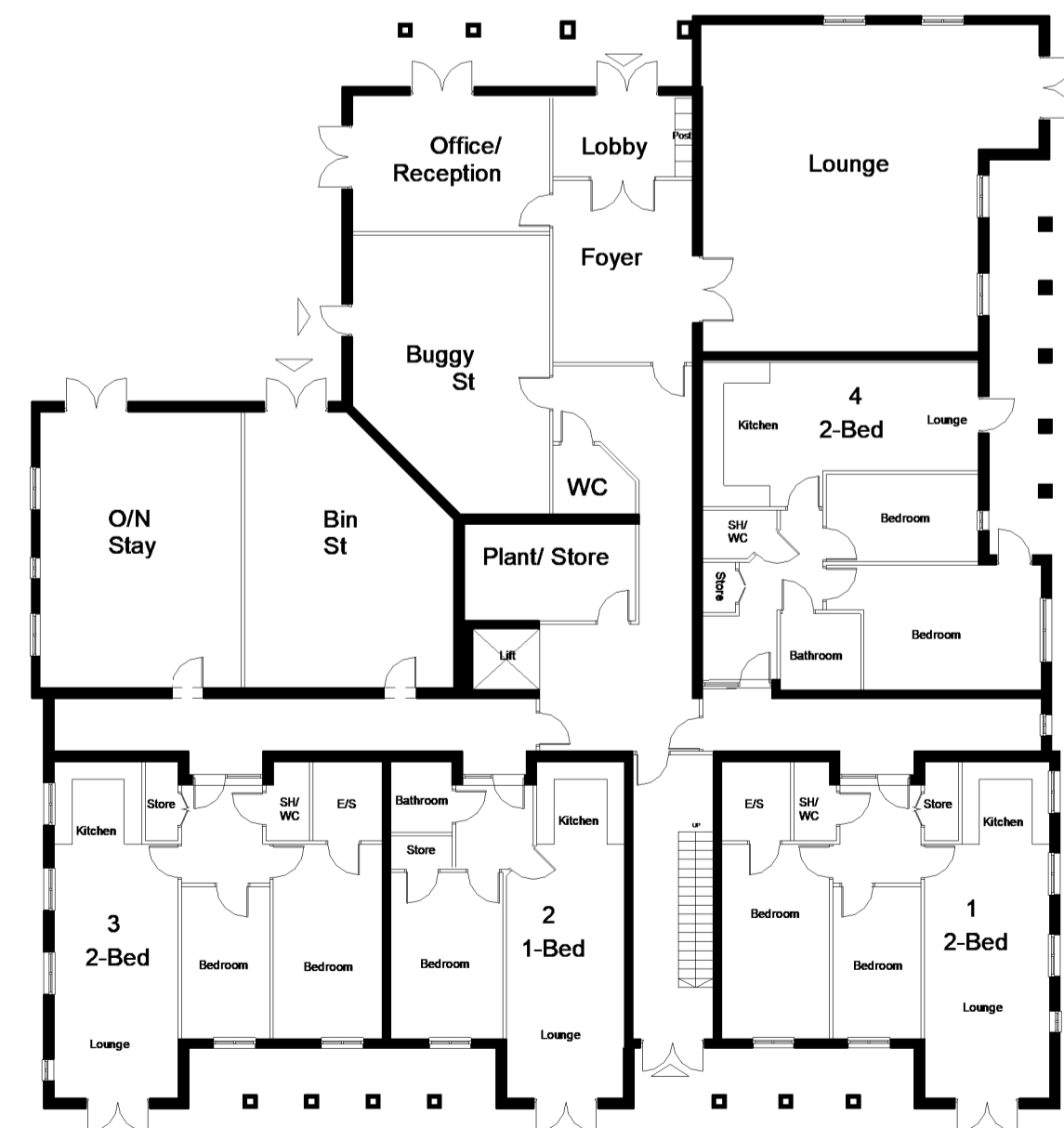
Block B - Plans and Elevations



**Block B - South Elevation**  
1 : 200



**Block B - East Elevation**  
1 : 200



**Proposed Ground Floor Plan**  
1 : 200



**Proposed First Floor Plan**  
1 : 200



**Proposed Second Floor Plan**  
1 : 200

Revision	Date	By	Chk
P14	26/10/22	AM	
P13	07/07/22	GB	AMM
P12	06/07/22	GB	AMM
P11	04.07.22	AMM	
P10	01.03.22	RK	AMM
P9	Date 9		
P8	Date 8		
P7	Date 7		
P6	Date 6		
P5	Date 5		
P4	Date 4		
P3	Date 3		
P2	Date 2		
P1	Date 1		

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Arlington Retirement Lifestyle  
The Range, Sonning  
The Range, Old Bath Road, Sonning

Sheet Name: Block B - Proposed Plans and Elevations

Purpose of issue: Planning Status:

Date: 12/03/21 Checked by: JB

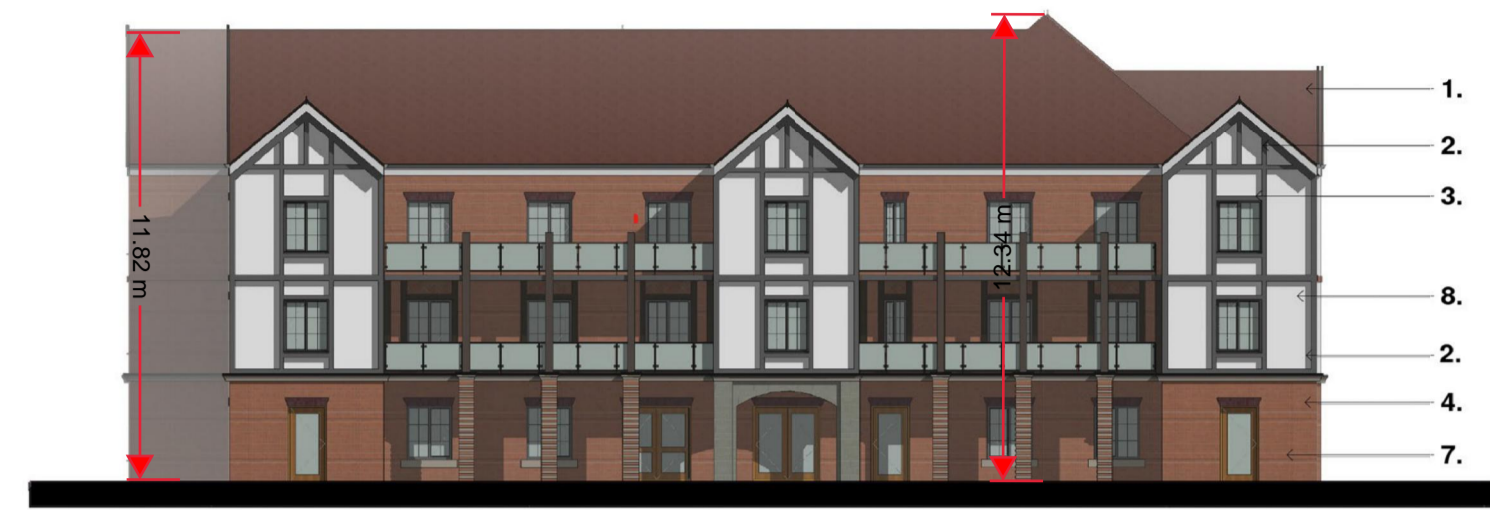
Drawn by: RK Scale @ A1: 1 : 200

Project No: 8399 Revision: P14

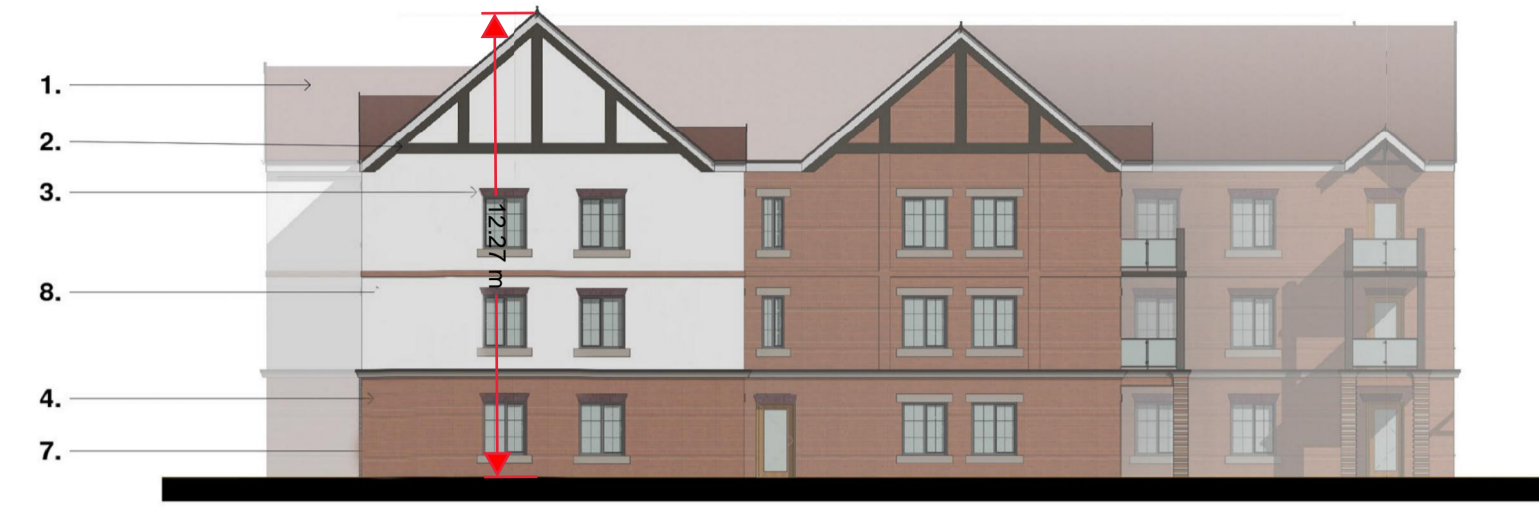
Drawing No: 8399-BOW-A2-ZZ-DR-A-2002



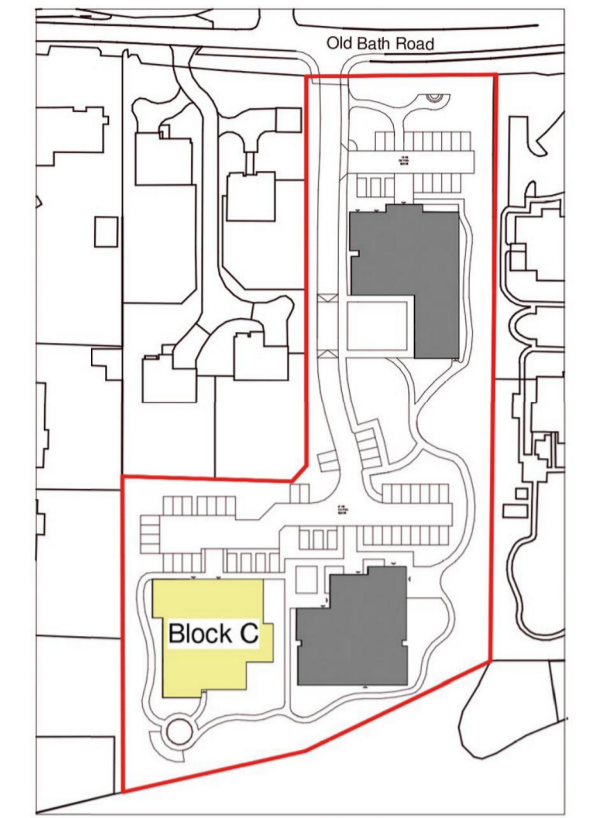
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**Block C - North Elevation**  
1 : 200

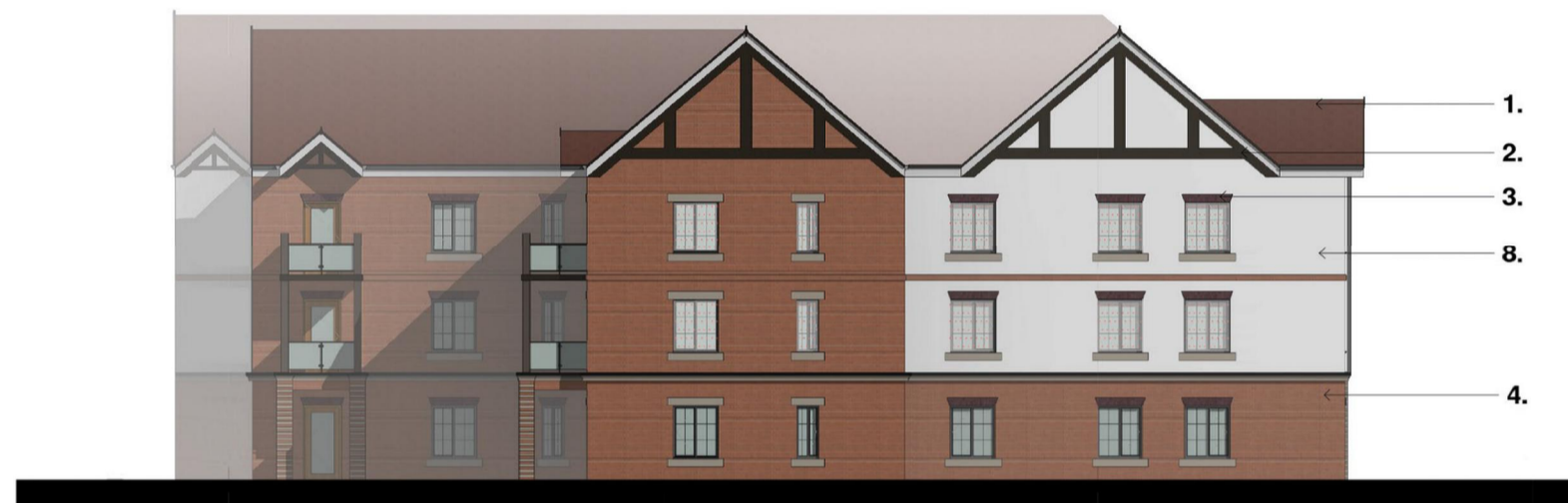


**Block C - South Elevation**  
1 : 200



**Site Plan - Block C**  
1 : 2000

- 1. Red Clay Tile
- 2. Black Painted Timber Framing
- 3. Brick Header Course
- 4. Aston Red Surface Texture
- 5. Glass Balustrade to Balconies
- 6. Herringbone Detail
- 7. Feature Stone Course to Match Cills
- 8. White Render



**Block C - East Elevation**  
1 : 200

\*\*All glazing above ground floor level on this elevation to be obscure glazed.\*\*

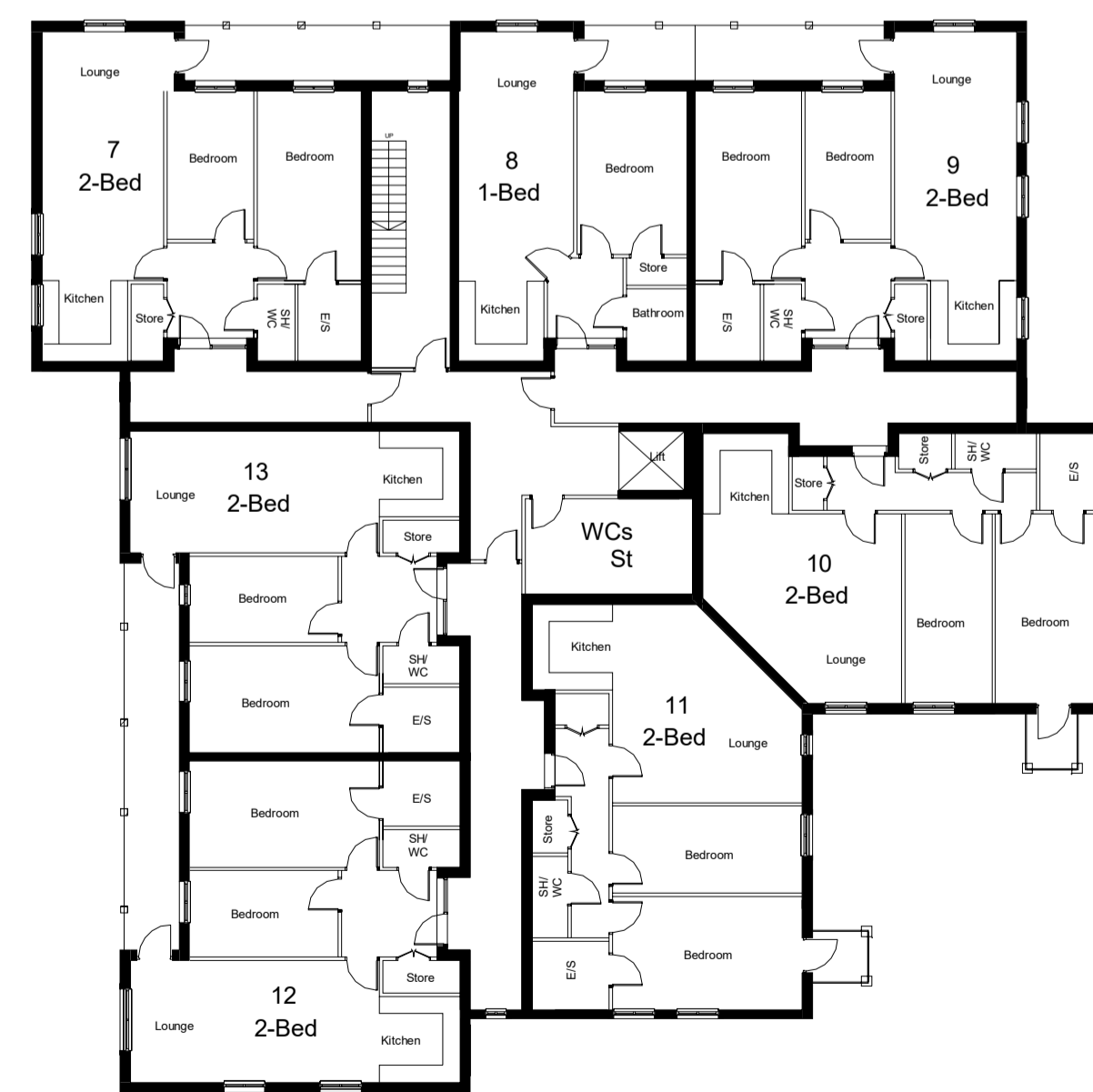


**Block C - West Elevation**  
1 : 200

59



**Proposed Ground Floor Plan**  
1 : 200



**Proposed First Floor Plan**  
1 : 200



**Proposed Second Floor Plan**  
1 : 200

P14 Scales checked	26/10/22	AM	PI
P13 Drawing Update	07/07/22	GB	AMM
P12 Drawing Update	06/07/22	GB	AMM
P11 GA Plan Updated	04.07.22	AMM	
P10 Minor Amendments	01.03.22	RK	AMM
P9 Revision 9	Date 9	RK	JB
P8 Revision 8	Date 8		
P7 Revision 7	Date 7		
P6 Revision 6	Date 6		
P5 Revision 5	Date 5		
P4 Revision 4	Date 4		
P3 Revision 3	Date 3		
P2 Revision 2	Date 2		
P1 Revision 1	Date 1		

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan, all conflicts should be reported to the appointed Principal Designer.

Arlington Retirement Lifestyle  
The Range, Sonning  
The Range, Old Bath Road, Sonning

Sheet Name: Block C - Proposed Plans and Elevations

Purpose of issue: Planning Status: JB

Date: 12/03/21 Checked by: JB

Drawn by: RK Scale @ A1: 1 : 200

Project No: 8399 Revision: P14

Drawing No: 8399-BOW-A3-ZZ-DR-A-2003



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Redgrave

Sunrise  
Nursing  
Home

Block A

Mortimer

Cedarwood

4 Sonning  
Gate

Block C

Block B

Date: 25.02.22

Checked by: JB

Sheet Name: Proposed Site Plan

Project No: 8399

Revision: P5

Drawn by:

Scale @ A1: 1:250

Purpose of issue:

Status:

Drawing No : 8399-BOW-A0-ZZ-DR-A-0002

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Preliminary



Revision	Date	By

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## APPENDIX 3 – Application 201833 Report

Application Number	Expiry Date	Parish	Ward
201833	24 February 2021 (PPA)	Sonning	Sonning;

<b>Applicant</b>	Arlington Retirement Lifestyles
<b>Site Address</b>	Land South of Old Bath Road Sonning, RG4 6GQ
<b>Proposal</b>	Outline application with Appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined. Following demolition of existing dwellings.
<b>Type</b>	Outline
<b>Officer</b>	Andrew Chugg
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 24 March 2021
<b>REPORT PREPARED BY</b>	Assistant Director – Place

### SUMMARY

- The proposal would provide 57 no. 1 and 2-bedroom apartments for occupation by the 60's. While this does not meet a defined 'care accommodation' need within the borough, the principle of delivery of private C3 units on an existing 'within settlement' housing site (which already has permission for redevelopment for six detached dwellings) is acceptable in principle.
- While being a significant increase in the scale and massing of the three existing properties on site, the proposed development would provide an appropriate transition in height and scale between the substantially larger Sunrise Nursing Home building and Redgrave when viewed from Old Bath Road. The proposal would also provide suitable separation between blocks in order that it respects the overall character and appearance of the surrounding area; including views to and from the countryside to the south.
- Sufficient separation distances would be retained between the proposed blocks in order to protect the residential amenity of residents that occupy the existing dwellings located adjacent to the application site.
- Adequate parking provision would be provided noting the nature of the development and likely lower car ownership levels. There are no highway safety concerns relating to the development.
- Adequate surface water drainage measures have been provided with this application and further required details in respect of landscaping, ecology, sustainable design, archaeology or environmental health issues can be secured either under the Reserved Matters and/or via the recommended conditions.

- The proposal would provide full policy-compliant planning obligations in respect of financial contributions towards Affordable Housing within the borough and an Employment Skills Plan.
- Detailed issues of landscaping and appearance are reserved for determination at a later stage.

**PLANNING STATUS**

- Limited Development Location (Countryside directly to the south/rear of the site)
- Affordable Housing Thresholds
- Bat Roost Habitat Suitability Model
- Tree Preservation Orders
- SSSI Impact Risk Zones
- Green Routes and Riverside Paths Consultation Zone
- Risk of Flooding from Surface Water Zone (mostly 1 in 1,000-year extent)
- Minerals Site Consultation Area
- Replacement Mineral Local Plan

**RECOMMENDATION**

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

**A. Completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the provision of:**

- 1) An index-linked commuted payment towards affordable housing in the borough,
- 2) An index-linked commuted payment for the provision of an Employment Skills Plan (ESP),
- 3) Provision of a Travel Plan to promote alternative forms of transport to and from the site, other than by the private car; and
- 4) Occupation of the units hereby approved shall be limited to where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority.

If the Agreement is not completed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

If the Agreement is not completed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.



**B. Conditions and informatives:**

*Conditions:*

Outline permission – Time periods and submission of details

1. a) No development shall commence until details of the Appearance and Landscaping (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) hereinafter called "the reserved matters", have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.  
b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.  
Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved plans and details

2. This permission is in respect of the submitted application plans, drawings and reports numbered:

8399-BOW-A1-ZZ-DR-0000-02- Site Plan

8399-BOW-A1-ZZ-DR-2000-01- Plans Block A

8399-BOW-A1-ZZ-DR-2000-02- Plans Block B

8399-BOW-A1-ZZ-DR-2000-03- Plans Block C

8339-BOW-A1-ZZ-DR-Block B Visual

8339-BOW-A1-Block C front Visual

8339-BOW-A1-Block A front Visual

8399-BOW-A1-ZZ-DR-3000-03- Sections 3

8399-BOW-A1-ZZ-DR-3000-02- Sections 2

8399-BOW-A1-ZZ-DR-3000-01- Sections 1

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part1

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part2

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part3

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part4

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part5

8399-BOW-A1-ZZ-DR-Existing Site Plan

8399-BOW-A1-ZZ-DR-Location Plan

Flood Risk Assessment and Drainage Strategy (dated 17/07/20) as prepared by JUDWAA Consulting

as received by the local planning authority on 23 July 2020; and

2001 Floor Plans – Block A.pdf

2002 Floor Plans-Block B.pdf

2003 Floor Plans-Block C.pdf

8399-BOW-A1-ZZ-DR-000-02-Site Plan -P2.pdf

as received by the local planning authority on 02 September 2020; and

8399-BOW-A1-ZZ-DR-000-02-Site Plan-Existing Hatched

as received by the local planning authority on 26 August 2020; and

8399-bow-a1-00-dr-a-1003-p5\_Proposed Site Plan.pdf

## APPENDIX 3 – Application 201833 Report

as received by the local planning authority on 30 September 2020; and

Addendum No 1 - Flood Risk Assessment and Drainage Strategy  
as received by the local planning authority on 08 September 2020.

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.

### External materials

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

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

Relevant policy: Core Strategy policies CP1 and CP3

### Details of boundary walls and fences

4. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

### Potential contaminated land

5. a) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

b) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 5a above) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant policy: MMD Local Plan policy CC06 and Core Strategy policy CP3.

### External Lighting

6. No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting shall be

## APPENDIX 3 – Application 201833 Report

installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

Reason: To protect residential amenity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Local Plan policy TB21.

### Construction Environmental Management Plan (CEMP)

7. No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:
- the control of dust, odour and other effluvia
  - the control of noise (including noise from any piling and permitted working hours)
  - the control of pests and other vermin (particularly during site clearance)
  - the control of surface water run-off)
  - the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

Reason: To protect residential amenity. Relevant policy: Core Strategy policies CP3 & CP6.

### Permitted hours of work

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

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period

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

### Communications Plan

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a Communications Plan. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works.

Relevant policy: Core Strategy policy CP3

### Ground and building levels

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

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

Visibility splays

11. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43m x 2.4m. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.  
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Demolition and Construction Method Statement

12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors,
  - ii) loading and unloading of plant and materials,
  - iii) storage of plant and materials used in constructing the development,
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - v) wheel washing facilities,
  - vi) measures to control the emission of dust and dirt during construction,
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Highway Construction Details

13. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.  
Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Cycle parking

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

## APPENDIX 3 – Application 201833 Report

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

### Parking Management Strategy

15. Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20.

### Electric Vehicle Charging

16. Prior to first occupation of the development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

### Protection of trees

17. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

## APPENDIX 3 – Application 201833 Report

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

### Landscape Proposals

18. Prior to the commencement of the development, full details of both hard and soft landscape proposals (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

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

19. Landscape management

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

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

### Obscure glazing on windows

20. The first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block A of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

Drainage

21. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details; i.e. the submitted Flood Risk Assessment and Drainage Strategy and Addendum No 1 - Flood Risk Assessment and Drainage Strategy, as outlined in Condition 2 above. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.  
Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Archaeology

22. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.  
Reason: The site lies within an area of archaeological potential. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.  
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

Protected Species

23. No works affecting the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works.  
Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Policy TB23 of the MDD Local Plan and Core Strategy Policy CP7.

Biodiversity Enhancements

24. Works are to be carried out in full accordance with the ecological enhancement measures specified in paragraphs 4.16 to 4.32 and appendices I and II of the submitted Method Statement for Planning given in Section 8 of the submitted Bat Activity Surveys report (Crossman Associates, ref: A1144.001, August 2020), unless otherwise agreed in writing by the Council.  
Reason: To secure a net gain for biodiversity as per NPPF paras. 170 and 175.

Sustainable Energy requirements

25. Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.  
Reason: Reason: To ensure developments contribute to sustainable development.  
Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
- justification for proposed parking levels;
  - demonstration of acceptable vehicle 'swept paths' and manoeuvrability on site;
  - surface water drainage measures;
  - crime prevention design amendments, and
  - discussing over financial viability of the scheme and the necessary planning obligations.

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

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>
3. The requisite Travel plan would need to comply with the latest national and local guidance:
- 1) NPPF Section 9 (Sustainable Transport)
  - 2) The Essential Guide to Travel Planning (DfT, March 2008)
  - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
  - 4) A Guide on Travel Plans for Developers (DfT)
  - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:  
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>  
<https://www.gov.uk/government/policies/improving-local-transport>  
WBC Transport Plan 3 and Active Travel Plan 2011 – 2026



## APPENDIX 3 – Application 201833 Report

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough’s website.

4. Waste information for developers can be found here:  
<https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>
  
5. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
  
6. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.

<b>RELEVANT PLANNING HISTORY</b>		
<b>Application No.</b>	<b>Proposal</b>	<b>Decision</b>
200354	<i>'Red Lodge and side garden of 'The Range'</i> : Full application for the proposed erection of 7no. detached residential dwellings with garages, widening of the existing access road, plus associated works on land currently comprising 'Red Lodge' and part of the garden of the adjacent property 'The Range', following demolition of 'Red Lodge'.	WITHDRAWN - 16 April 2020
190693	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	APPROVED – 26 Nov 2019
182797	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	REFUSED – 25 Feb 2019
171424	<i>'Red Lodge and 'The Range'</i> : Full planning application for the demolition of two existing dwellings and the erection six replacement dwellings (net gain of four), garages and ancillary landscaping accessed of the existing drive including landscaping.	APPROVED – 26 April 2018
122418	<i>'The Range'</i> : Proposed erection of single storey side and rear extensions plus change of pitched roof to flat roof terrace on rear elevations, and conversion of garage to habitable room and erection of triple detached garage.	WITHDRAWN – 12 March 2012
082164	<i>'The Range'</i> : Proposed single storey side and rear extensions plus change pitched roof to flat roof terrace on side elevation, conversion of	WITHDRAWN – 22 May 2008

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	garage to habitable rooms and erection of triple detached garage with rear and front dormer windows at first floor level.	
081776	'The Range': Proposed erection of single storey side and rear extensions plus change pitched roof to flat roof terrace on rear elevations conversion of garage to habitable room and erection of triple detached garage.	APPROVED – 04 Nov 2008
071462	'The Range': Proposed erection of single storey side and rear extensions plus first floor rear terraces with spiral staircase and conversion of garages to habitable rooms. Erection of 2-storey linked detached triple garage with habitable space at first floor level and front and rear dormer windows.	REFUSED – 17 Oct 2007

### SUMMARY INFORMATION

Site Area – 1.18ha

Existing units – 3 large detached dwellings ('Red Lodge', 'The Lawns' and 'The Range')

Proposed units – 57 apartments (49 no. 2-beds and 8 no. 1 beds)

Existing density – 2.5 dwellings per hectare (DPH)

Proposed density – 48 dwellings per hectare (DPH)

Number of affordable units proposed – Nil but full policy compliant financial contribution proposed

Existing land use – Residential

Proposed Public Open Space – Communal amenity spaces to serve each block

Existing parking spaces – In excess of requirements for the existing three dwellings

Proposed parking spaces - 63 spaces (including 10 disabled spaces)

### CONSULTATION RESPONSES

Internal:

WBC Growth & Delivery (Planning Policy)      No objection given the sites in-settlement location. The proposal falls within the PPG definition of '*age-restricted general marketing housing*' as it would provide lower levels of care and communal facilities.

WBC Strategy and Commissioning People (Adult) Services      No objection but the proposal doesn't meet the Council's Adult Social Care needs given the low levels of care proposed.

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WBC Housing Policy Officer	No objection subject to securing an index-linked financial contribution in-lieu of 40% affordable housing.
WBC Highways	No objection subject to conditions.
WBC Landscape & Trees	No objection subject to conditions.
WBC Environmental Health (Public Protection Partnership)	No objection subject to conditions.
WBC Economic Prosperity & Place (Community Infrastructure)	No objection subject to an Employment Skills Plan or a financial contribution in lieu being secured via s106.
WBC Drainage	No objection.
WBC Ecologist	No objection subject to conditions.
WBC Cleaner & Greener (Waste Services)	No objection. Recommends standard informative.
<u>External:</u> TVP Crime Prevention Design Officer	No objection following the submission of amended plans that address initial concerns raised regarding improvements needed to provide secure access lobbies.
Berkshire Archaeology	No objection subject to condition
Berks, Bucks and Oxon Wildlife Trust	No response received
ESP Utilities Group	No objection
Royal Berkshire Fire and Rescue	Commented that the proposal would impose an additional burden on the Fire Authority's existing infrastructure.
Natural England	No response received
Southern Gas Networks	No objection
SEEN Power Distribution	No objection
Thames Water	No objection

#### REPRESENTATIONS

**Sonning Parish Council:** Object on the following grounds:

- Proposal is overly dense in contrast with its low-density surroundings.

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- Lack of local amenities (e.g. buses, shops, medical facilities etc) to serve the development.
- Site is not in a sustainable location.
- Adverse impact on highway safety.
- Additional burden on medical services due to the aged population it would serve.
- Detriment to residential amenities and privacy.

### **Charvil Parish Council:** Object on the following grounds:

- While not in Charvil Parish, proposal is overdevelopment and out of character with the area
- Unacceptable overlooking
- Impact on local traffic would be excessive
- Lack of amenities to serve the development

### **Local Members:** Cllr. Firmager objects on the following grounds:

- Proposal is overdevelopment and out of character with the area
- Adverse impact on already congested roads especially on match days at the nearby rugby club
- Site is served by infrequent bus links and is a long way from local amenities.

### **Neighbours:** 17 objections received from neighbours, including Rt Hon Theresa May MP (Maidenhead) and Sonning & Sonning Eye Society:

- Inaccuracies in the planning submission; e.g. parking numbers and minimum age for residents (*amended plans were submitted to address these points*)
- Adverse impact on highway safety and traffic congestion; especially when the nearby rugby ground hosts events (*addressed in Paras. 42 to 45 below*)
- Inadequate parking provision (*addressed in Paras. 46 to 49 below*)
- Overly dense development with excessive height and bulk (*addressed in Paras. 16 to 29 below*)
- Loss of privacy and overlooking to neighbours, including 4 Sonning Gate (*addressed in Paras. 30 to 41 below*)
- Lack of local amenities (e.g. buses, shops, medical facilities etc) to serve the development (*addressed in Paras. 50 to 52 below*)
- Insufficient soft landscaping would be retained to protect the overlook of neighbours and protect the skyline and visual amenity of the area (*addressed in Paras. 16 to 29 and 30 and 41 below*)
- Detrimental noise and disturbance (*addressed in Paras. 63 to 65 below*)
- Detrimental impact on wildlife (*addressed in Paras. 74 to 79 below*)
- If approved, conditions and planning obligations should be imposed to secure cycle storage, solar panels, a pedestrian crossing point across the A4, electric vehicle charging bays, landscaping, and a Traffic Management Plan (*addressed in Officer's recommendation above and Para. 46 to 49 below*)

### **APPLICANTS POINTS**

- The proposal makes full policy-compliant contributions towards affordable housing and Employment Skills Plan.
- The site is within the settlement boundary and the principle of its redevelopment has been accepted following approval of application 171424.

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- The proposed development of specialist housing for older people responds to an ageing trend that is intensifying throughout Wokingham borough.
- Proposal does not detract from the character of the area. The Sunrise 3 storey assisted living and care home adjoining the site, as well as Sonning Gate, Seagrave Close and the Birchley redevelopments have changed the character of the area.
- Residential amenity of neighbours is protected by suitable back-to-back distances. The drawings demonstrate that there are sufficient separation distances would be retained to protect properties from any significant overshadowing, overlooking or overbearing impacts in compliance with the adopted design guide.
- The application is supported by a Landscape Masterplan which demonstrates how green infrastructure has informed the development proposals with existing vegetation along the site boundaries being retained and enhanced to maintain the visual amenity with neighbouring properties.
- The layout ensures that the majority of trees and hedgerows will be retained and enhanced as part of the wider landscape strategy. The proposal ensures that the trees of high (Category ‘A’) and moderate (Category ‘B’) value are retained with 3 only low value Category ‘C’ and ‘U’ trees being proposed for removal.
- There would be no adverse highway impacts. A Stage 1 Road Safety Audit has been undertaken of the site access proposals and is acceptable to highways. Car parking for occupants and visitors is acceptable, as is refuse collection access.
- Sustainability of the location. The Inspector on the Sunrise scheme noted that the site is sustainable within *“easy walking distance to a significant residential area and of frequent bus service.”*

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP10</b>	Improvements to the Strategic Transport Network
	Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>
<b>CC02</b>		Development Limits

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	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
	<b>DS</b>	Sonning Parish Design Statement (2004)
	<b>SPD</b>	Affordable Housing SPD
	<b>SPD</b>	Sustainable Design and Construction SPD
	<b>NDSS</b>	DCLG – Nationally Described Space Standards

### PLANNING ISSUES

#### Description of Development:

1. The proposal seeks outline planning permission for up to 57 dwellings (1 and 2-bed apartments) for older persons, i.e.: over 60's, with matters of appearance and landscaping reserved for future determination. The proposed units would be delivered across three separate blocks (refer to Fig 2.0 below) that would include ancillary communal lounges and guest suites to cater for the needs of prospective residents; with ancillary facilities including refuse areas and house manager's office also provided within each block. The development would utilise the existing vehicular access that would be widened and upgraded.
2. Communal landscaped garden spaces are proposed for the three blocks. 63 parking spaces provided including 10 disabled and spaces for the offices. The total internal floorspace for the development would be 4769.3sqm (Block A - 1689.5sqm; Block B – 1655sqm and Block C - 1424.8sqm).

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3. The applicant has advised that *“the proposal is intended to be considered as a wholly C3 (residential) development offering ‘independent living’... There will be ongoing maintenance/ cleaning across the development but not enough to classify this as elements of care”*. Hence, this outline proposal for ‘Access’, ‘Layout’ and ‘Scale’ has been duly considered as a C3 residential proposal as discussed below.
4. The applicant has agreed to enter into a s106 legal agreement to secure policy compliant financial contributions in lieu of 40% Affordable Housing provision and an Employment Skills Plan (ESP) that would be required to support this development. In addition, the applicant has advised that they would be amenable to a restrictive clause in the s106 legal agreement that would limit residential occupancy of the proposed units to the over 60s only.

Fig 1.0 - Location Plan extract:

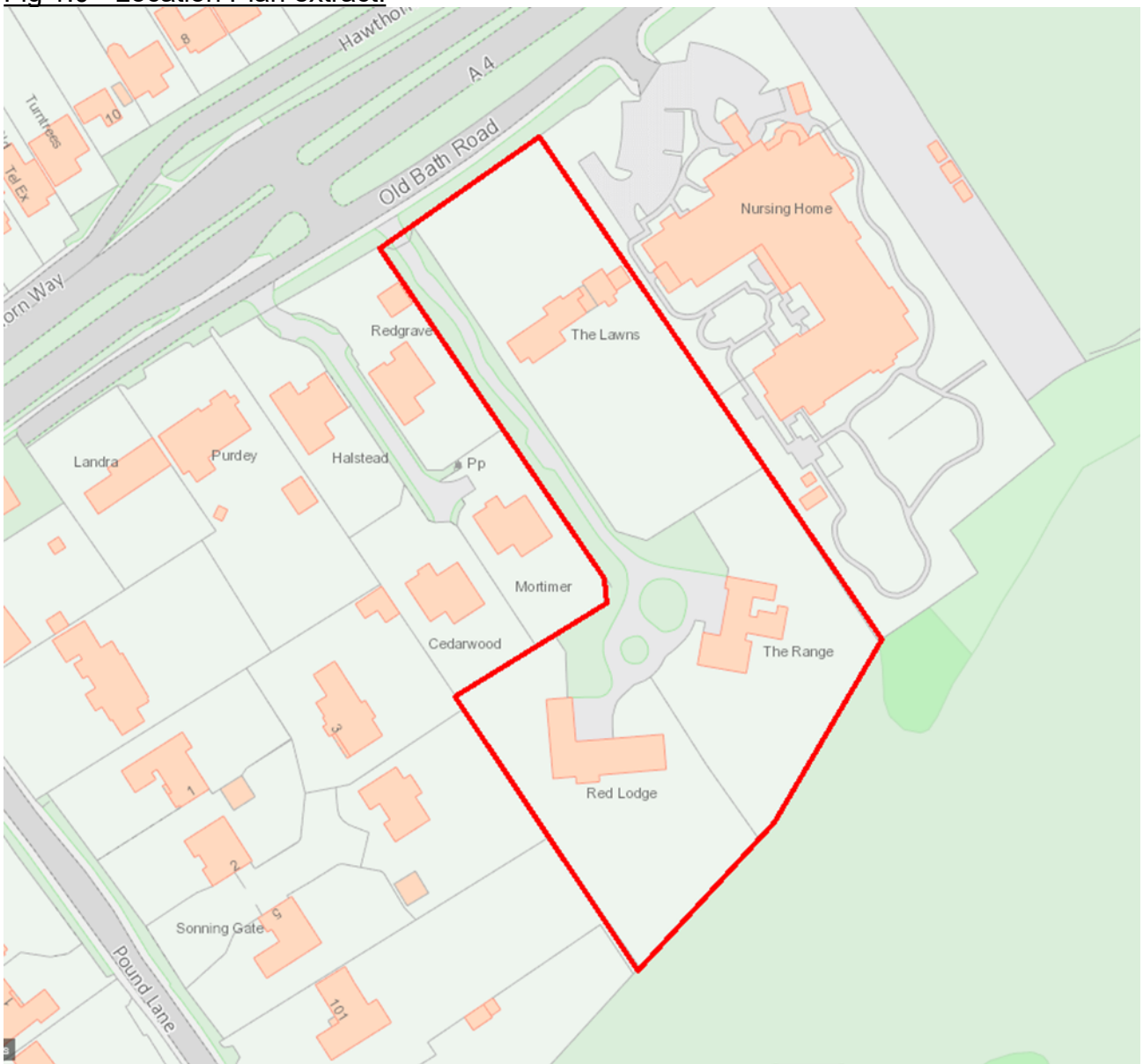
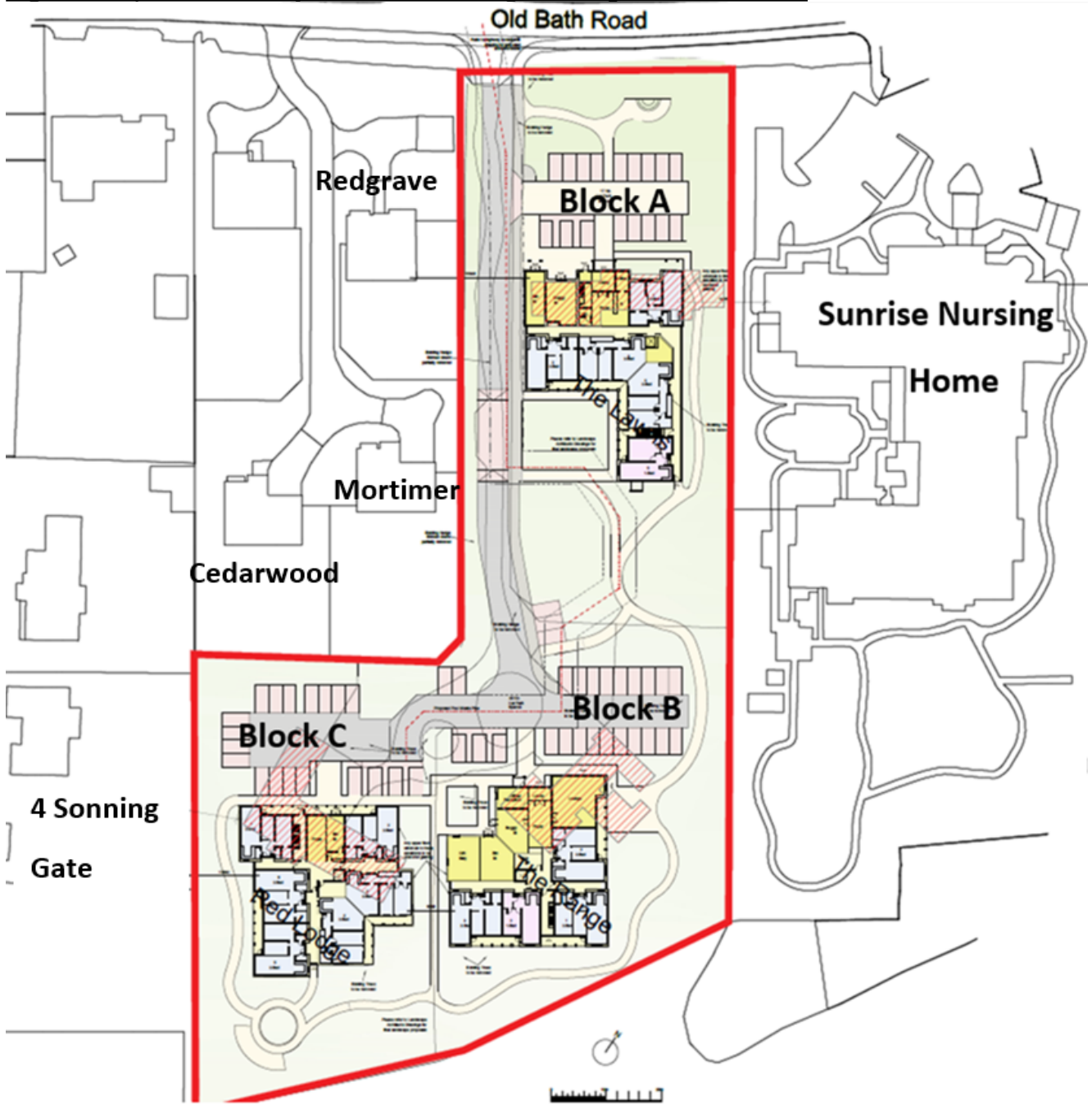


Fig 2.0 Proposed Site Layout Plan - Existing dwellings hatched in red



5. The site is located on the eastern edge of the smaller settlement of Sonning, which is classified as a Limited Development Location as defined by Policy CP9 of the Core Strategy (2010), recognised as having ‘a basic range of services and facilities and are physically and socially cohesive’. The site (1.18ha) currently comprises three large, detached dwellings know as ‘Red Lodge’, ‘The Range’ and The Lawns’ and their shared private access road. The site is set back from Old Bath Road (a spur road from the newer A4 Bath Road) to the north. The site is well screened with trees and mature vegetation along most boundaries.
6. Immediately to the east the site abuts the site of a very large three storey building that currently operates as Sunrise Nursing Home, an assisted living and care home. Further



east lies the Redingensians Rams RFC. The southern boundary of the application site also defines the edge of the settlement boundary with designated countryside lying beyond (refer to Location Plan extract below), including the Sonning Golf Course. To the west there is a cluster of residential dwellings served off Sonning Gate and Pound Lane and a cul-de-sac of four dwellings ('Redgrave', 'Halstead', 'Cedarwood' and 'Mortimer') is also served off Old Bath Road and sits to the north-west of the application site. Generally, residential dwellings in the surrounding area predominately comprise of a suburban and large, detached form.

7. Following initial concerns raised by the Thames Valley Police Crime Design Advisor (TVPCDA) amended plans were submitted which include revised layouts for more secure access lobbies. The submitted amended plans also addressed initial concerns raised by the WBC Highways Officer in respect of justification for proposed parking levels and demonstration of acceptable vehicle 'swept paths' and manoeuvrability on site. An addendum to the FRA and Drainage Strategy was also submitted following comments from the WBC Drainage Officer.

### **Principle of Development:**

8. 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.
9. 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 limited development location, the proposal is acceptable in principle.

### **Need for the development:**

10. Policy TB09 states that *"the Council will in principle support proposals which provide for... types of accommodation to provide for peoples' needs over a lifetime"* including extra care homes, dementia extra care units, enhanced sheltered schemes and proposals that allow the elderly and those with disabilities to remain in their own homes or purpose-built accommodation.
11. Supporting text of the Core Strategy states that *"for older people, delivering more choices in the housing and care available to them, including extra care housing, is a priority."* (para 2.40)
12. The NPPF defines 'older people' as those *"over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs"*.
13. The supporting Planning Statement makes considerable reference to the need for older persons accommodation including extra care facilities. Referring to Policy

TB09, the applicant states that the types of housing promoted under this policy “...include ‘Enhanced sheltered schemes’ which in effect is what is proposed in this application”. However, this statement sits contrary to the applicant’s subsequent confirmation that “the proposal is intended to be considered as a wholly C3 development offering ‘independent living’... There will be ongoing maintenance/cleaning across the development but not enough to classify this as elements of care”.

14. The Council’s Housing and Adult Social Care team has noted that this is effectively a scheme of private dwellings with low levels of care and that this is not a development that WBC Adult Social Care would have any stake in because does not meet any defined care need. While there may be a market for individuals (as self-funders) wishing to downsize to smaller properties such as the apartments proposed, the eventual care aspects of these individuals in later years would clearly not be addressed by the proposal.
15. Therefore, the proposed provision of units for the over 60’s (as would be secured via s106 legal agreement) would, on its own, add significant additional weight in favour of the scheme over and above the delivery of regular C3 housing units.

**Character of the Area:**

16. Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CC02 (Development Limits) of the MDD ensures new development ‘respects the transition between the built-up area and the open countryside by taking account the character of the adjacent countryside and landscape’. Policy TB06 states that the Council will resist inappropriate development of residential gardens where they would cause harm to the local area.
17. The Sonning Parish Design Statement (2004) highlights that new buildings should respect the scale, massing and height of neighbouring properties and seek to create an appropriate balance between building scale and plot size.
18. As mentioned above, this Outline application is for ‘Access’, ‘Layout’ and ‘Scale’ matters only as discussed in the sections below. Matters of ‘Landscaping’ and ‘Appearance’ are reserved for consideration at a later stage. The proposal would result in the demolition of three existing detached dwellings and erection of three three-storey apartment blocks; Block A (units), Block B (18 units) and Block C (20 units) with extended and widened access road and parking provision.
19. The maximum dimensions of each block are outlined in the Table 1.0 below:

Table 1.0: Proposed block dimensions

	Width	Length	Height
Block A	28.8m	40.5m	13.5m
Block B	29.1m	31.2m	12.0m
Block C	31.2m	31.8m	11.4m

20. The submitted Design and Access Statement highlights that “...the character of the area was traditionally that of two to three storey detached dwellings, however, this

has been eroded in recent years with the introduction of the Sunrise of Sonning, a 3-storey assisted living and care home, Sonning Gate, Seagrave Close and the Birchley redevelopment”. The applicant has also suggested that the neighbouring Sunrise development was based on the equivalent of 80 units which equates to 86 dwellings per hectare. The applicant has provided the following street-scene/section drawing (see Fig. 3.0 below) which shows Block A in context with the existing Sunrise building (on the left) and Redgrave (on the right).

Fig. 3.0 Block A – Streetscene/section drawing.



21. The applicant has also made reference to the nearby Sonning Golf Club planning application (161529) for 13 dwellings on Duffield Road/Pound Lane; a site which lies within the Countryside and was allowed at appeal (APP/X0360/W/17/3167142) in July 2018.
22. Following initial comments from the WBC Tree and Landscape Officer seeking a more detail appraisal of the development in the context of the surroundings, the applicant has submitted a Landscape Visual Impact Assessment (LVIA). The LVIA identifies publicly accessible viewpoints within the relatively close proximity to the site at which locations where significant visual effects may be likely; it concludes that the *“overall effect on the character and appearance of the landscape would be a balance of limited to no visual effects on views from the local landscape”*.
23. The WBC Trees & Landscape Officer has assessed the proposal in light of the submitted DAS and LVIA and concluded that *“...it is important for the development to sit within the established landscape context of Old Bath Road, the southerly rural backdrop with the countryside and long views to the south as well as the integration of the development within the built environment is important to comply with Policy CP3 and CC03. The scale and intensity of the blocks within the site will be screened by the existing key trees and screening, new structural tree and hedge planting should be sufficient to provide this along with the other demands of the scale of this development”*.
24. Purely in density terms, the proposal would represent a significant increase (2.5DPH to 48DPH), however, this alone is not a clear indication that the proposal would adversely change the character and appearance of the surrounding area. As has been noted above, the neighbouring Sunrise Nursing Home is a very dominant and sprawling building that provides partial context to this part of Old Bath Road.
25. While the bulk and massing of the proposed blocks are considerably larger than that of the host dwellings on the application site, they would be sufficiently spread apart from each other to avoid appearing cramped or overly dominant in the context of the surrounding area. From most locations on Old Bath Road, the only part of the proposed development that would be visible would be Block A. This building, while

large, would provide itself as a suitable ‘transition building’ between the substantially larger Sunrise Nursing Home and ‘Redgrave’; as is highlighted in the submitted streetscene/section drawing (refer to Fig. 3.0 above).

26. In respect of MDD Local Plan Policy TB06, the proposal would integrate with the character and appearance of the surrounding area largely due to the context set by the neighbouring Sunrise Nursing Home. The proposal would be compatible with the general building height of this and other neighbouring properties especially given the separation distances and spaces around the proposed buildings. Adequate boundary treatments and landscaping could be achieved at reserved matters stage and/or via condition.
27. In terms of the development’s impact on longer distance views to, and from, the countryside to the south, proposed Blocks B and C benefit from being set in from the rear boundary of the site; the combination of existing and proposed soft landscaping along this boundary would help soften these buildings in this setting. Moreover, it must again be considered that these blocks would be seen from the south in the context of the adjacent Sunrise Nursing Home building.
28. I considered that the submitted LVIA demonstrates that the proposal achieves an appropriate balance between ‘building scale’ and separation on site which would respect the overall character and appearance of the area as well as not unduly impacting on views to and from the countryside to the south.
29. Therefore, the proposed development in terms of its ‘Layout’ and ‘Scale’ would not harm the local area and is considered acceptable and compliant with the aforementioned design-based planning policies and guidance.

#### **Residential Amenities:**

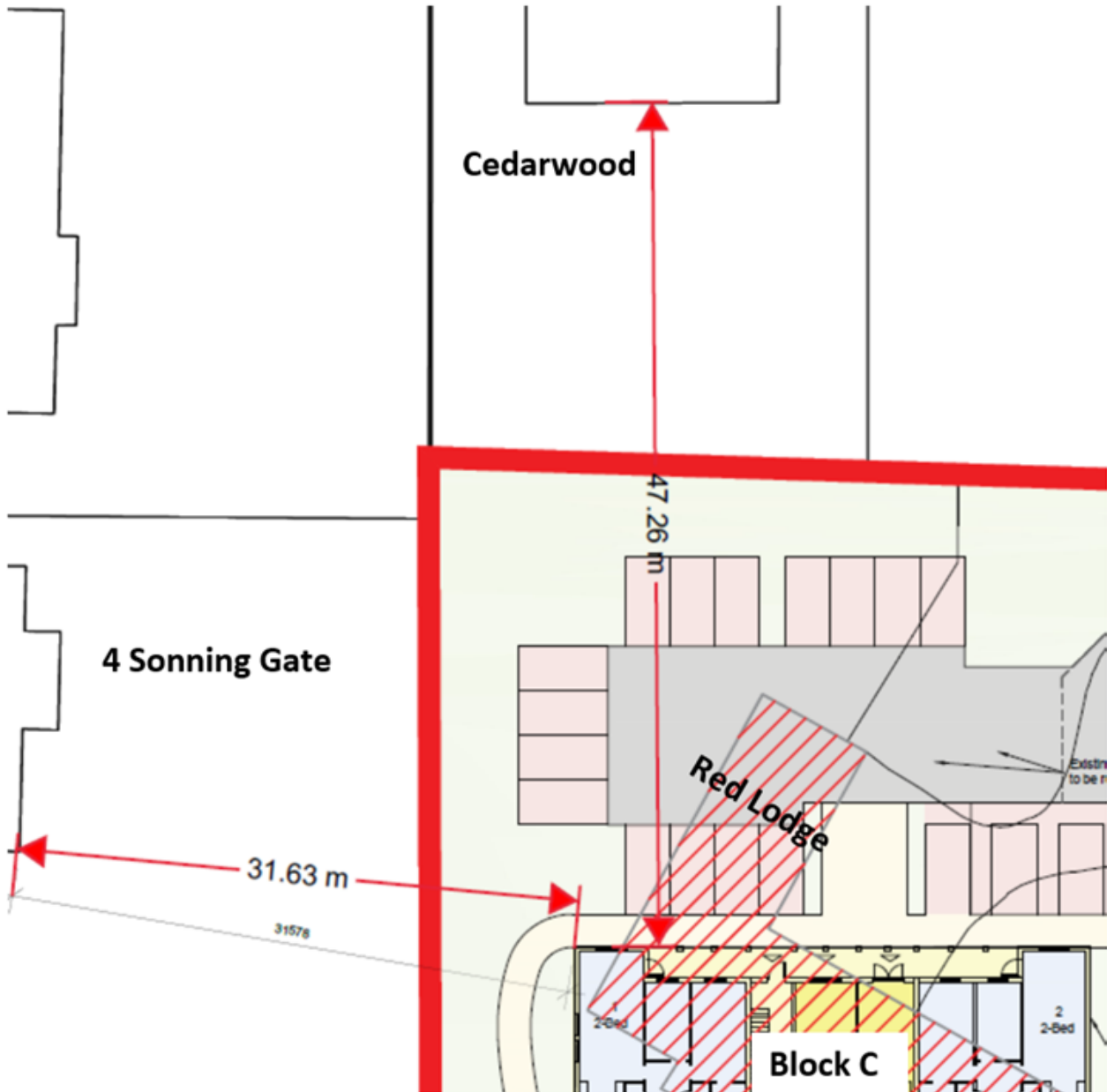
30. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council’s Borough Design Guide (BDG) stipulates that a minimum back-to-back distance of 30m should be provided between new flatted developments and existing housing in order to maintain privacy and limit the sense of enclosure and that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.
31. The proposal would introduce three much larger three-storey flatted blocks to replace the existing three dwellings on site. This would also involve the removal of a significant amount of vegetation mainly from within the middle of the site to facilitate both buildings and car parking areas. While the development would clearly represent a significant change in the form of development on site, the extent to which the proposal impacts on the amenities of neighbours must still be considered in the usual manner with reference to Core Strategy CP3 and separation distances referred to the Council’s Borough Design Guide (BDG).

#### **Overlooking:**

32. At its closest point, Block C would be sited approximately 31m from the rear of elevation of 4 Sonning Gate and 47m from the rear of elevation of Cedarwood (as demonstrated in Fig. 4.0 below). These separation distances exceed the guidance in the Council’s Borough Design Guide and, as such, no significant overlooking or loss of privacy to these, or other, neighbouring properties would occur. It is noted that a

significant amount of existing landscaping would be removed from the application site in order to facilitate the development; however, the proposed layout retains sufficient space for the retention of soft landscaping in order to provide a buffer and screening between the boundaries of other existing residential properties. Moreover, conditions are recommended to secure details of boundary treatments around the application site and replacement soft landscaping and tree planting.

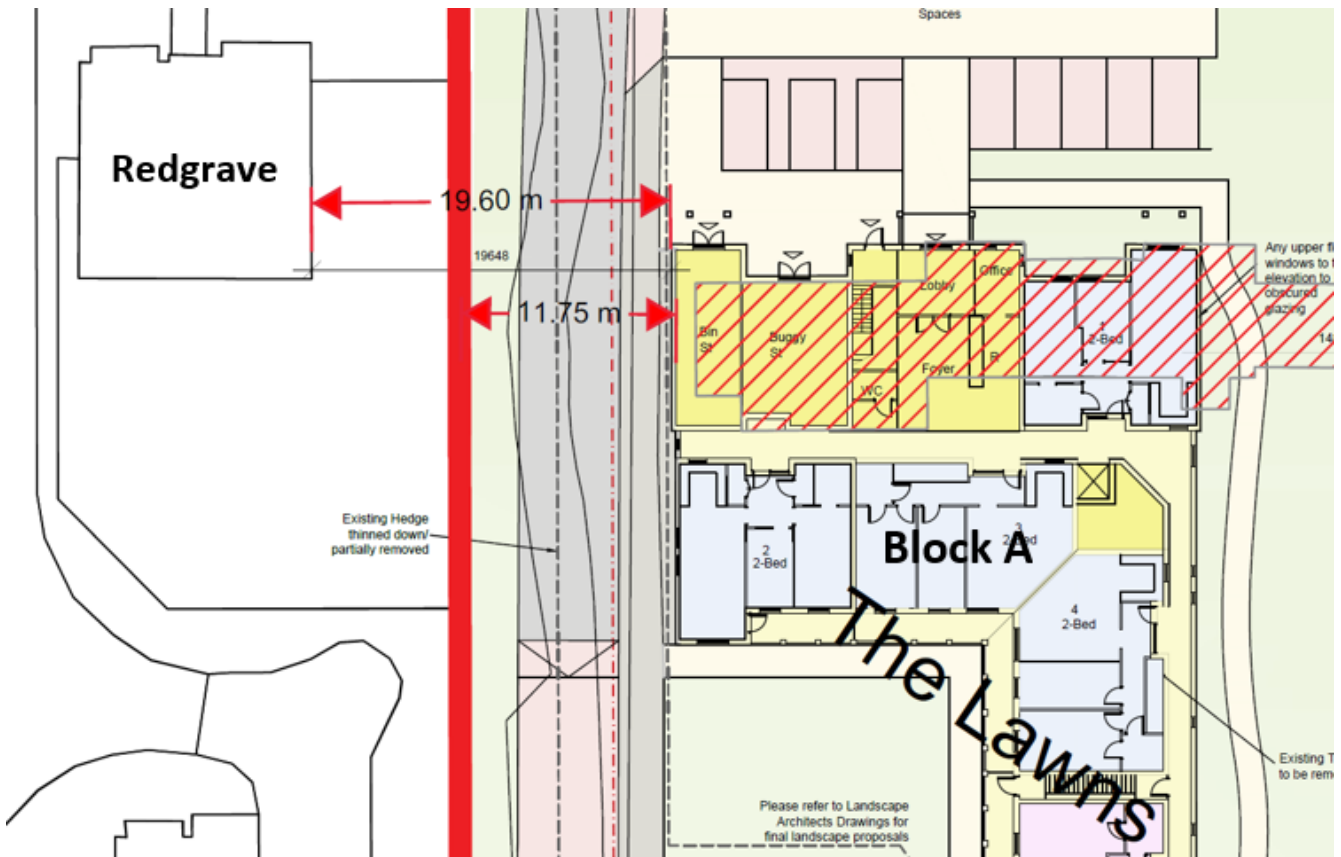
**Fig. 5.0 - Relationship between Block C and 4 Sonning Gate and Cedarwood**



33. In respect of Block A's proposed relationship with 'Redgrave', a 12m separation distance would be retained between the property boundary line and 19m would be retained between the flank wall of this existing property (refer to Fig 5.0 below). This exceeds the 15m 'back to flank' separation distance (for development over 2 storeys) advocated within the Borough Design Guide. In addition, the proposed layout retains sufficient space for the retention of, and enhancement of, soft landscaping in order to provide a suitable visual green buffer and screening from this neighbour.

34. Moreover, following discussion with the applicant on this point, a condition is recommended to ensure that first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block be fitted with obscured glass and hall be non-opening below 1.7 metres. These are secondary windows within dual aspect flats and a westward outlook is not essential for these units. Adherence with the condition would further ensure that the privacy of 'Redgrave' is protected from any unacceptable overlooking.

Fig. 4.0 - Relationship between Block A and 'Redgrave', Old Bath Road.



Overbearing:

35. The proposal would be partially visible from the rear of immediate neighbouring dwellings and would represent a change from the existing situation on site. However, the proposal would not constitute a development that could be considered oppressive or overbearing to the extent that it would significantly detract from the amenities or surrounding dwellings largely because of the considerable separation distances proposed between these existing properties and the retained and enhanced soft landscaping treatments that could also be put in place.
36. Moreover, while 'appearance' is a reserved matter for consideration at a later time, the submitted draft visuals for the development (refer to example at Fig 6.0 below) indicate a development that is well articulated with relief in the massing of the building provided by well-proportioned gables, rooflines, fenestration and balconies which would help in 'breaking up' the significant volume and mass of the building when viewed from surrounding locations.

Fig. 6.0 – Draft visual for Block C – Front elevation.



Loss of light

37. R18 of the Borough Design Guide highlights that the British Research Establishment (BRE) methodology for ‘Site layout planning for daylight and sunlight’ should be used to assess the potential impact of a new development of the daylight in existing habitable rooms.
38. Due to the considerable separation distances that would be retained between the proposed development and existing neighbours, no significant overshadowing or loss of light to the neighbouring properties would occur as a result of this proposal. For example, 4 Sonning Gate would have the closest relationship with the proposed development - in respect of how its rear outlook may be impacted upon. This existing property’s relationship with Block C has been assessed in line with the BRE methodology and the development would not obstruct a 25-degree line taken from this existing dwelling.
39. In respect Block A’s proposed relationship with the existing property ‘Redgrave’ (refer to Fig. 4.0 above), the proposed development would not obstruct a 45-degree line taken from the centre line of a rear facing habitable room window as advocated within R.18 of the Borough Design Guide.
40. As such, no significant loss of daylight would occur to any of the existing neighbouring dwellings.

41. The proposal therefore protects the amenities of existing residential properties and complies with Core Strategy Policy CP3 and the Council's Borough Design Guide in this respect.

### **Access and Movement:**

42. MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety. Visibility splays and swept path analysis are also required to be specified on the plans.

### *Highway Safety:*

43. WBC Highway has been consulted on this application and raises no objection to the proposal subject to conditions. Following initial comments from the WBC Highways, the applicant has submitted 'swept paths', including large cars accessing the parking spaces and refuse vehicles accessing the main access door of Block A. In addition, a Road Safety Audit Stage with designer's comments has been submitted which WBC Highways advise is acceptable subject to a condition to secure visibility splays.
44. In respect an objector's suggestion that the development should provide for a signalised crossing across the A4, WBC Highways Officer has commented that this would not be a suitable location for such a measure.

### *Traffic Impact:*

45. WBC Highways have advised that a worst-case scenario based on trip rates for houses would result in a two-way trip rates of 33 and 29 for the AM and PM peak hours respectively. This rate would need to be used as some occupants may still be in employment. WBC Highways have advised that due to the level of traffic on the A4, the resultant trip rates associated with the development would not have an adverse impact on the main highway network.

### *Parking:*

46. WBC Highways have advised that, using the Council's parking calculator, there would be a requirement for a range of between 52 and 80 spaces depending on if these were allocated or unallocated.
47. The proposal intends 63 car parking spaces (including 10 disabled spaces) located in three separate car park areas; one close to the frontage of the site in front of Block A and two located more centrally within the application site. Following initial comments from the WBC Highways, the applicant has submitted evidence to demonstrate the average parking rate for a development such as this 0.79 per unit. What is being proposed is higher than this at a rate of 1.11 per unit totalling 63 spaces. This is considered sufficient for both occupants of the development and any staff or visitors.
48. The applicant has indicated that one parking space would be allocated to each flat. WBC Highways have recommended that the parking spaces are left unallocated and a condition is recommended to secure a Parking Management Strategy for the site to secure the specific parking arrangements. Electric vehicle charging spaces may form part of the applicant's strategy for the requirement to generate 10% of the predicted energy for this development from decentralised renewable and/or low carbon



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sources. The Parking Management Strategy would also outline the monitoring and the delivery of additional electric vehicle charging spaces when required.

49. 12 cycle parking spaces are proposed which falls short of the Council's normal standards for 1 space per flat. However, the applicant has provided a review of other similar sites which has identified that cycle use there is very low and the WBC Highway's Officer accepts that, in this particular instance, the 12 spaces proposed are suitable to serve the development. A condition is recommended to secure these details.

### *Sustainability:*

50. WBC Highways have advised that the local bus services cannot be described as a good service under CP6. Bus route 128/129 has only 6 return journeys during the peak period with no off peak or weekend services. Bus route 850 has an hourly journey during the day and one evening service Monday to Saturday. There is no Sunday service. However, the site is located 'in-settlement' (and hence considered to be in a reasonably sustainable location with access to services) and the westbound bus stop is within an acceptable walk distance from the centre of the site. Implementation of an acceptable Travel Plan for this development could include items how to improve the sustainability of the site through measures such as mini-buses, taxis, on-line services to improve deliveries etc; these would all be of assistance for those residents who do not own a car.
51. Hence, a draft Travel Plan was submitted with the application but is not considered sufficient in terms of travel surveys going forward for the development. However, WBC Highways accept that a condition could be imposed to secure the final version of the Travel Plan and this is duly recommended.
52. Subject to compliance with these highways-related conditions, the proposal complies with Policy CC07 of the MDD Local Plan and Core Strategy Policy CP6.

### **Flooding and Drainage:**

53. MMD Local Plan policy CC10 states that all development proposals must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.
54. The site is located within Flood Zone 1. Following submission of an acceptable addendum to the Flood Risk Assessment and Drainage Strategy the Council's Drainage Officer has no objection to the proposal. The submitted addendum provides a suitable surface water drainage design and layout, full drainage calculations (including 100-year return period and 40% allowance for climate change increase for the proposed drainage strategy) and a topographic survey indicating the surface water runoff and its infiltration management.
55. Thames Water raise no objection to this proposal either in respect of waste water capacity, surface water drainage or water network capacity.
56. As such, the proposal is considered acceptable in flooding and drainage respects being in accordance with MDD Local Plan policy CC10.

### **Landscape and Trees:**

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57. Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.
58. The applicant has submitted an Arboricultural Survey and Impact Assessment which has been assessed by the WBC Trees and Landscape Officer. There are 6 protected trees within the site which are covered by TPO 1252/2008. Across the whole site there are 74 single trees, 9 groups of trees and 10 hedgerows; 3 'A' quality, 16 'B' quality and 57 'C' quality and 17 'U' trees. The majority of the tree stock across the site are graded 'C' (57 No.) and over half of these trees will be removed. All trees classified as 'U' will be removed. All 'A' and 'B' quality trees will remain.
59. WBC Trees and Landscape Officer comments that while *"the overall tree stock will be reduced by at least 66%... Many of the removals are located in the interior site consisting of trees, hedges and shrubberies that formed the gardens and structural buffer planting between the existing plots"*.
60. The removal of this vegetation will no doubt change the character of the plot making way for a more urbanised form of development. However, the applicant has submitted a Landscape Visual Assessment which has been assessed by the Council's Tree & Landscape Officer who concludes that it demonstrates *"...the development can be contained within the existing landscape structure and setting with minimal impact on the suburban character of the area, and with visual impacts limited to a number of dwellings close by but acceptable within the residential character"*.
61. While landscaping details would be for consideration at a later stage as a subsequent Reserved Matter application, the applicant has also submitted a Landscape Masterplan which identifies that there is sufficient room for amenity space and future soft landscaping; this could allow for significant increases in tree planting at key locations across the site; e.g. adjacent to property boundary lines and along the southern boundary adjacent to the golf club. In light of the above, the WBC Trees & Landscape Officer raises no objection to this application subject to conditions to secure tree protection details, landscape proposals and a landscape management plan.
62. Subject to compliance with these conditions, the proposal complies with Policy CC03 of the MDD Local Plan and Core Strategy Policy CP3.

### **Environmental Health:**

63. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.
64. The site falls outside of any potential contaminated land consultation zone. However, the proposal has been considered by the Council's Public Protection Partnership - Environmental Health Officer in respect of both Potential Unexpected Contaminated Land, Noise, Lighting and Demolition and Construction Impacts. No objection to this proposal has been raised subject to conditions to deal with the following:

## APPENDIX 3 – Application 201833 Report

- Any unexpected contamination found during site clearance, groundwork or construction;
- No floodlighting or other forms of external lighting without separate approval
- Construction Environmental Management Plan (CEMP)
- Construction hours limited to 08:00 and 18:00 Mon-Fri and 08:00 to 13:00 Sat and at no time on Sun or public holidays.

65. Subject to compliance with the above conditions, the proposal would suitably protect existing neighbouring residents from any excessive pollution during construction and after the development is constructed. Moreover, the proposal would protect future occupants from any unexpected land contamination and therefore complies with Policy CC06 of the MDD Local Plan and Core Strategy Policy CP3.

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

66. Core Strategy Policy CP3 states that planning permission will be granted for proposals that provide functional amenity space. The Borough Design Guide states that all dwellings should have access to amenity space, preferably in the form of private or communal garden space.
67. Although landscaping detail is a reserved matter, this outline application is accompanied by a Masterplan for Landscaping Proposals plan. This plan indicates that the proposed apartments would have access to four communal garden areas (one on the site frontage, one the middle of the site and two at the rear of the site) in addition to space for a bowling green located behind Block A. These areas comprise over 4,000sqm of external communal amenity space that would be connected by footpaths around the development. Although some this space would be tree-covered, it would equate to more than 25sqm per each habitable room within the proposed development thereby providing usable outdoor amenity space for future occupants.
68. These areas of open space would also provide a setting for the three blocks of apartments proposed as well as providing a suitable outlook for windows within habitable rooms for the development. Many of units proposed would also have access to a private balcony overlooking these areas. Specific details of landscaping would be secured by the subsequent Reserved Matters application and relevant conditions.
69. Therefore, the proposal would provide adequate outdoor amenity space in accordance with the requirements of Core Strategy CP3 and with guidance contained within the Borough Design Guide.

### **Internal Space Standards:**

70. Policy TB07 of the MDD and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard (NDSS) sets out minimum internal floor areas.
71. Table 2.0 below demonstrates that the proposal meets all the NDSS requirements; the right-hand (green) column shows respectively by how much each flat exceeds the minimum standard. In summary, all the units proposed meet the following floorspace criteria:
- Have a GIA above the NDSS standard

## APPENDIX 3 – Application 201833 Report

- Single room width over and above NDSS standard
- Single room floor space over and above NDSS standard
- Double room width over and above NDSS standard
- Double room floor space over and above NDSS standard

Table 2.0: Gross Internal Floorspace comparison (Proposed units and NDSS)

Plot no	House Type	House Details			Proposed	National Standards	Difference
<b>BLOCK C</b>		Floors	Beds	Person	GIA	GIA	GIA
1	Flat	1	2	3	77.9	61	16.9
2	Flat	1	2	3	78.8	61	17.8
3	Flat	1	2	3	86.3	61	25.3
4	Flat	1	2	3	86.1	61	25.1
5	Flat	1	1	2	66.6	50	16.6
6	Flat	1	1	2	66.6	50	16.6
7	Flat	1	2	3	86.1	61	25.1
8	Flat	1	2	3	86.3	61	25.3
9	Flat	1	2	3	78.8	61	17.8
10	Flat	1	2	3	78.4	61	17.4
11	Flat	1	2	3	73.0	61	12.0
12	Flat	1	2	3	77.9	61	16.9
13	Flat	1	1	2	66.6	50	16.6
14	Flat	1	2	3	86.1	61	25.1
15	Flat	1	2	3	86.3	61	25.3
16	Flat	1	2	3	78.8	61	17.8
17	Flat	1	2	3	78.4	61	17.4
18	Flat	1	2	3	73.0	61	12.0
19	Flat	1	2	3	77.9	61	16.9
<b>BLOCK B</b>							
1	Flat	1	2	3	78.0	61	17.0
2	Flat	1	1	2	56.1	50	6.1
3	Flat	1	2	3	78.3	61	17.3
4	Flat	1	2	3	77.8	61	16.8
5	Flat	1	2	3	86.9	61	25.9
6	Flat	1	2	3	86.1	61	25.1
7	Flat	1	2	3	78.1	61	17.1
8	Flat	1	1	3	77.8	61	16.8
9	Flat	1	2	3	78.0	61	17.0
10	Flat	1	1	2	56.1	50	6.1
11	Flat	1	2	3	78.3	61	17.3
12	Flat	1	2	3	86.9	61	25.9
13	Flat	1	2	3	86.1	61	25.1
14	Flat	1	2	3	78.1	61	17.1
15	Flat	1	2	3	77.8	61	16.8
16	Flat	1	2	3	78.0	61	17.0
17	Flat	1	1	2	56.1	50	6.1
18	Flat	1	2	3	78.3	61	17.3
<b>BLOCK C</b>							
1	Flat	1	2	3	78.0	61	17.0
2	Flat	1	2	3	79.3	61	18.3
3	Flat	1	2	3	86.1	61	25.1
4	Flat	1	2	3	86.5	61	25.5
5	Flat	1	2	3	77.8	61	16.8
6	Flat	1	2	3	78.1	61	17.1
7	Flat	1	2	3	78.0	61	17.0
8	Flat	1	1	2	56.1	50	6.1
9	Flat	1	2	3	79.3	61	18.3

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10	Flat	1	2	3	86.1	61	25.1
11	Flat	1	2	3	86.5	61	25.5
12	Flat	1	2	3	77.8	61	16.8
13	Flat	1	2	3	78.1	61	17.1
14	Flat	1	2	3	78.0	61	17.0
15	Flat	1	1	2	56.1	50	6.1
16	Flat	1	2	3	79.3	61	18.3
17	Flat	1	2	3	86.1	61	25.1
18	Flat	1	2	3	86.5	61	25.5
19	Flat	1	2	3	77.8	61	16.8
20	Flat	1	2	3	78.1	61	17.1

72. The above calculations are based on the assumption that 1-bedroom flats would have a maximum of 2 persons occupancy and 2-bedroom flats have maximum of 3-person occupancy. These occupancy rates are justified given the nature of the development; i.e. for occupancy by over 60's only.
73. 24 of the proposed units would benefit from dual aspect with the remaining having single aspect. However, habitable rooms within all units would have an adequate outlook and a natural light source; i.e. external window. Overall, the proposal would achieve good internal amenity for each unit thereby complying with the aims of MDD Policy TB07, the NDSS and guidance with the Borough Design Guide.

### Ecology:

74. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.
75. The application site lies within the Council's Bat Roost Habitat Suitability Model and the applicant has therefore submitted a Preliminary Ecological Appraisal (PEA) and a Bat Activity Surveys report to support this proposal.
76. The Council's Ecologist has reviewed this proposal in light of these supporting documents and concurs that the application site currently provides for poor quality habitats only and that the submitted Bat evidence *"does support the conclusion of a likely absence of a maternity roost in any of the three buildings"*.
77. Paras 170 and 175 of the NPPF highlight that it is appropriate for the local planning authority to seek the inclusion of wildlife habitat enhancements within a development. The submitted PEA has made recommendations for ecological enhancements as part of this proposal and the Council's Ecologist has recommended that a condition be imposed to ensure that these works are carried out in full. In addition, it is also recommended that, as 'Landscaping' is a reserved matter, the extent of ecological enhancements also need to be reflected in the landscaping conditions.
78. The Council's Ecologist has also recommended a condition to ensure that no works shall commence until a licence for development works affecting bats has been obtained from Natural England and submitted to the local planning authority.
79. Subject to compliance with these conditions, the proposal complies with Policy TB23 of the MDD Local Plan. Core Strategy Policy CP7 and with guidance contained within the NPPF.

**Sustainable Design/Construction:**

80. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of more than 10 dwellings.
81. The applicant has submitted a Sustainability Statement to support this application which identifies several potential measures to promote sustainable design such as energy consumption, water usage, surface water drainage, shading and solar gain, recycling, biodiversity, limiting light/noise, construction and NOx pollution, cycle storage, responsibly sourced and recycled materials and site waste. The Sustainability Statement also indicates that *“as part of the proposal, the client plans to have solar photo voltaic systems fitted to provide over 10% of the energy required by the dwellings during an average year from local sources”*.
82. As such, a pre-commencement condition is recommended to ensure that a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (e.g. solar panels, electric charging points) is implemented in order to accord with the aims of Core Strategy policy CP1, MDD Local Plan policy CC05 & the Council’s Sustainable Design and Construction Supplementary Planning Document.

**Archaeology:**

83. Policy TB25 of the MDD Local Plan states that in areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. Where 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.
84. The application site is located close to areas containing significant archaeological remains, with seven nationally important Scheduled Monuments lying to the north-east of the site, identified by crop marks indicating the presence of prehistoric monuments. The nearest Scheduled Monument is less than 275m from the application site. In addition to this, evidence for Roman and medieval activity was recorded to the south-west of the site at Mustard Lane. Prehistoric settlement activity was also identified during work at Duffield House to the south of the proposed site and at two sites to the south of Charvil at East Park Farm and Land West of Park Lane.
85. Berkshire Archaeology were consulted on this application and have advised that the proposal, if permitted, will impact on buried remains. Therefore, they have advised that *“archaeological investigation of the application area is merited but this can be secured by condition should the scheme be permitted. This is in accordance with Paragraph 199 of the NPPF which states that local planning authorities should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible”*.

86. Subject to compliance with this condition, the proposal complies with Policy TB25 of the MDD Local Plan and with guidance contained within the NPPF.

**Affordable Housing, Employment Skills Plan (ESP) and Community Infrastructure Levy (CIL)**

*Affordable Housing:*

87. The threshold for affordable housing is 5 dwellings or more on residential sites of 0.16 hectares or larger. The site exceeds this threshold and therefore there is a requirement for the provision of affordable housing. To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 40% of the total number of units (net) should be provided as affordable housing. This equates to 22.8 units in the proposed development of 57 apartments.
88. The proposals would not meet the Council's Adult Social Care needs and therefore the only practical means of delivery for the provision affordable housing is through a commuted sum secured via a s106 legal agreement. Using the Council's Affordable Housing SPD, the Housing Policy Officer has advised that the commuted sum sought in-lieu of 22.8 units (40%) would be £1,696,706.88 and should be index-linked towards affordable housing in the borough.

*Employment Skills Plan (ESP):*

89. 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.
90. The applicant has provided their agreement to the principle of making a financial contribution in lieu of an ESP. WBC Economic Prosperity & Place raises no objection and the obligation would be secured via a s106 legal agreement if Planning Committee are minded to grant planning permission to this scheme.
91. The s106 for the above contributions is presently being drafted by the Council's Legal team in discussion with the applicant.

*Community Infrastructure Levy:*

92. The application is liable for CIL payments because it involves a net increase of 54 new dwellings, payable at a rate of £365/m<sup>2</sup>, index linked.

**Other issues:**

93. Comments from Royal Berkshire Fire and Rescue (RBFR) regarding the extra pressures that the development may place on the service are noted. However, the extent of these impacts would not be a material consideration that would warrant refusal of the application or planning obligation.

**CONCLUSION**

94. The proposal is policy compliant and is therefore recommended for approval as outlined at the start of this report.

**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,*

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*disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. This act is engaged because older persons would occupy the development but there would be no significant adverse impacts upon this protected group as a result of the development.*



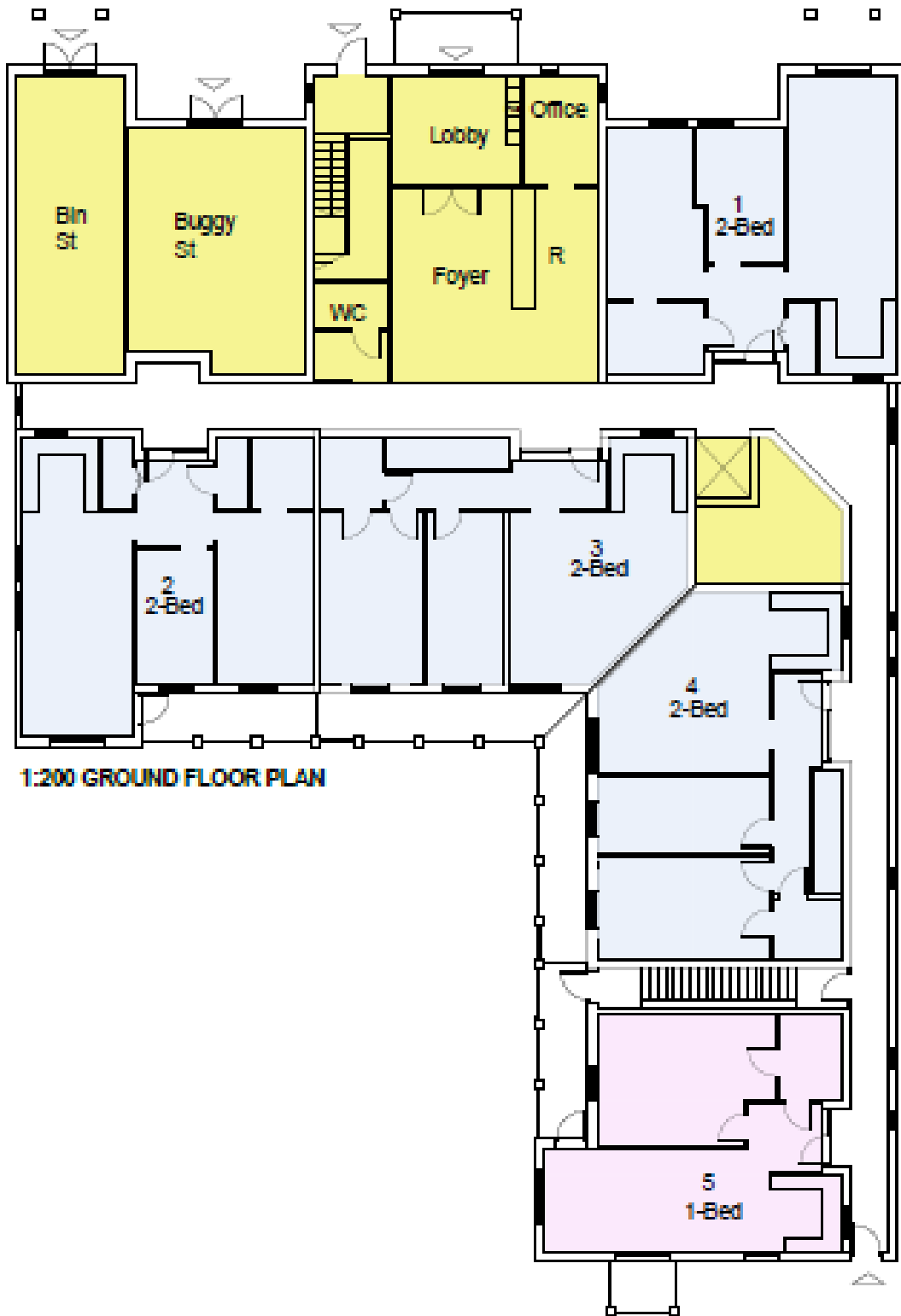
APPENDIX 1: LANDSCAPE MASTERPLAN



**APPENDIX 2: BLOCK A – FRONT VISUAL (n.b. this image is indicative as Appearance is a reserved matter)**

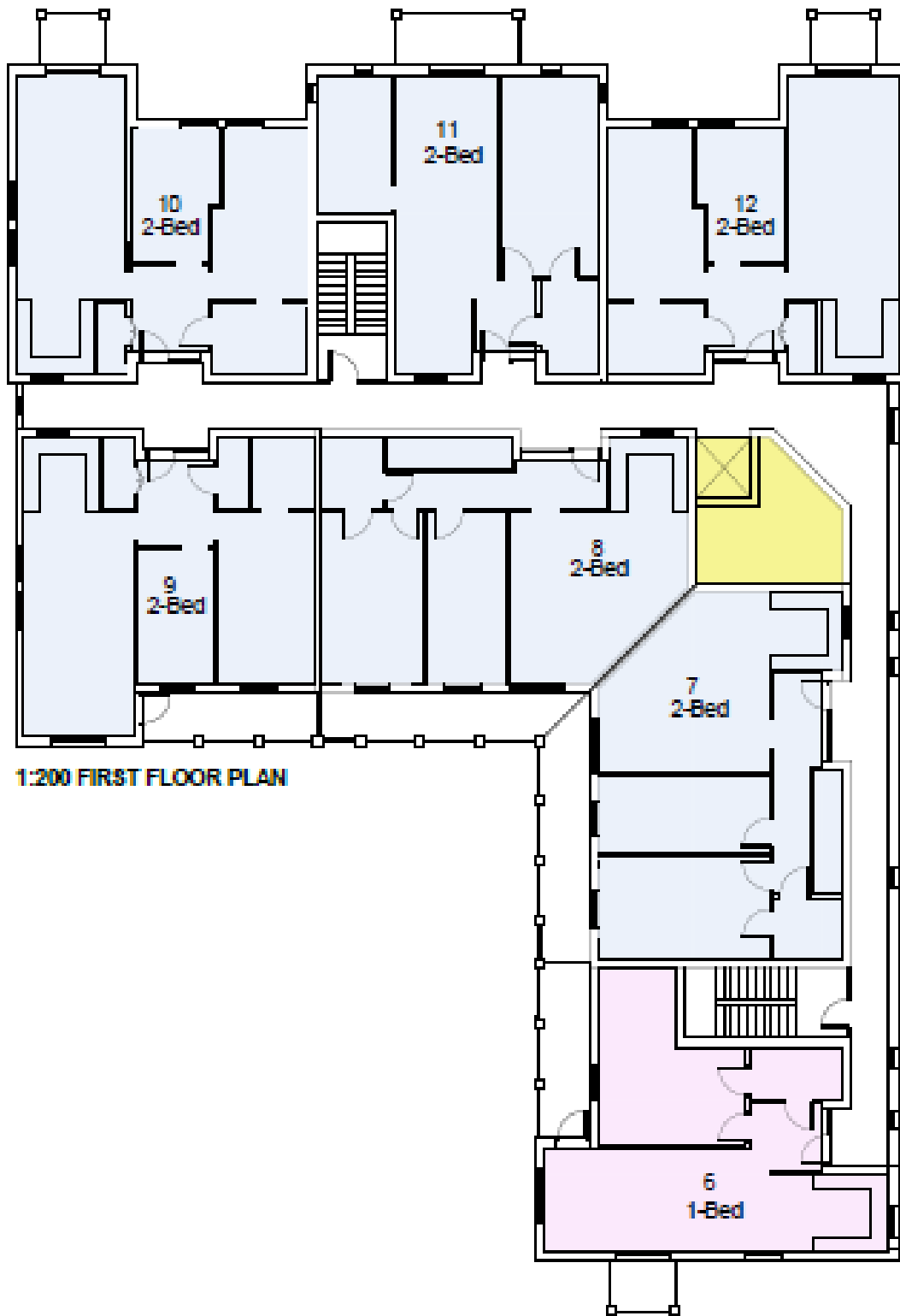


APPENDIX 3: BLOCK A – GROUND FLOOR PLAN



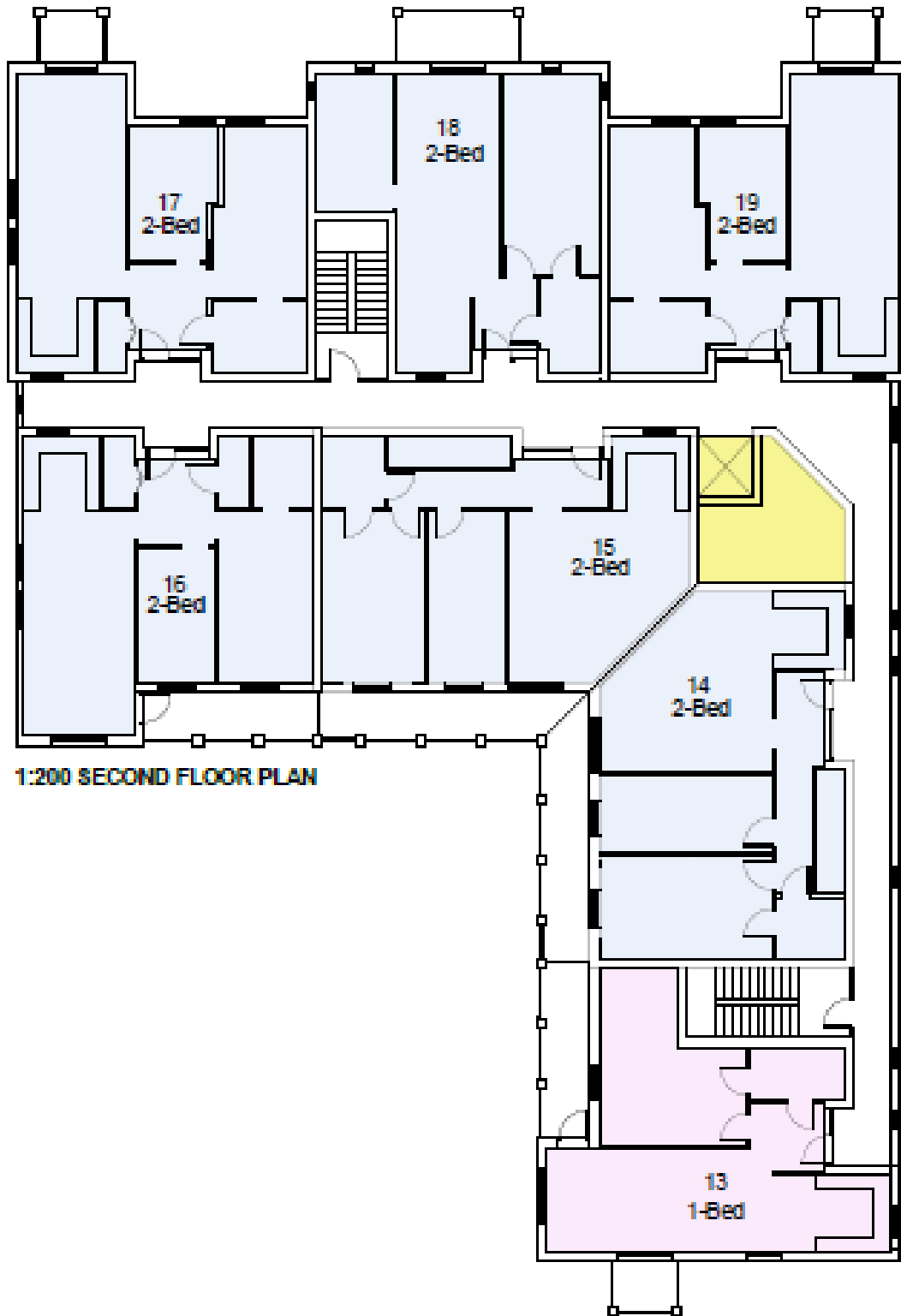
1:200 GROUND FLOOR PLAN

APPENDIX 4: BLOCK A – FIRST FLOOR PLAN



1:200 FIRST FLOOR PLAN

APPENDIX 5: BLOCK A – SECOND FLOOR PLAN



APPENDIX 6: SITE PHOTOS

i) Application site frontage view from Old Bath Road



ii) Sunrise Care Home viewed from 'The Lawns'



iii) 'The Lawns' (or Block A) looking south-west towards 'Redgrave'.



iv) Google Earth image of application site in context with neighbours.



## **SONNING PARISH COUNCIL COMMENTS**

Sonning Parish Council has carefully considered this application and strongly object for the following reasons.

### **IMPACT ON THE AREA**

The proposed site is situated in Sonning, which is a Limited Development Location, and in an area typified by low density, detached dwellings set in similar sized plots surrounded by mature trees and high hedges and screened from the main road. This is very much in keeping with the leafy, rural aspect of the parish of Sonning, Properties immediately surrounding the site are predominantly low, 2 storey, individually designed dwellings, which contribute to the rural character of the area. The proposed development is on the edge of the settlement and adjoins designated countryside. The low-density dwellings surrounding the site denotes the gradual reduction of development as it adjoins the countryside. Together with dense tree cover the area exhibits an edge of settlement character with properties well-spaced and set on spacious plots. The proposed development is the complete opposite due to its urban nature of height and density.

As a Limited Development Area Sonning has no local shops, no Doctors Surgery, and no Post Office. Residents therefor rely heavily on the use of the car to access these facilities which can be found in other areas such as Woodley or Twyford. More extensive facilities can be found in Reading. Currently Sonning has two pub hotels, and the one independent Indian Restaurant, mentioned in the application, closed earlier in the year. Sonning is not a transitional site as suggested in the application.

The site is not in a sustainable location and the introduction of so many dwellings in this area would result in greater use of the private car which would be contrary to policy CP6 of the Core Strategy.

The development of 57 new dwellings would have a substantial and significant detrimental impact on the character of the area and would not reflect the wider character. The dwellings would create additional built mass adjoining the countryside and would provide a permanent solid feature in the landscape. Additionally, there would be other impacts such as vehicle movement both in and out of the site, parking of vehicles and associated hard standing required.

The proposal is therefore contrary to policy CP3 as it would have a detrimental impact on the area.

The Parish Council question the need for such homes as it is understood that similar, 2 bedroom, flats in Twyford remain unsold some months after marketing. If they remain unsold could they be sold to a different age group.

### **IMPACT ON INFRASTRUCTURE**

The Transport Statement seeks to persuade that residents over 60, or is it 55, would no longer be working and bizarrely claim that there would be just 3 extra car movements from the development, at peak times, as opposed to the current projected number of vehicles movement from the recently approved development of 7 dwellings on the site. It is also stated that the average age on a mature development is around 80 years.

The Transport Statement refers to data on CrashMap in that it indicates that no accidents have been recorded in the latest available five year period between 1st January 2015 and



### **APPENDIX 3 – Application 201833 Report**

31st December 2019 on the A4 past the site, on Old Bath Road or at the junction of Old Bath Road with the A4 Bath Road. Whilst this is not contested the data ignores the onsite dangers to pedestrians and the speed of vehicles in the area, even as they approach the roundabout. The sheer volume of traffic is difficult to imagine and the Parish Council would suggest that the officer and or the applicant visit the site at peak times to experience it themselves.

Until recently the data for Thames Street (B478) probably indicated similar data to that on A4 Bath Road i.e. no recorded accidents. Unfortunately, that changed recently when a cyclist was killed on the B478. Data ignores the fact that a great deal of care and attention is required when crossing any road in Sonning due to the huge numbers of vehicles on its roads. This will be even more important if, as suggested, the residents of this proposed development, make use of the local transport, particularly as the average age would appear to be 80. It would be sheer folly to ask elderly residents to cross the A4 to access public transport and Bus services often cancelled without notice.

Even if using the cycle paths, Cyclists would need to cross several very busy roads such as Pound Lane South, (where 7,000 vehicles travel in both directions each day and speeds of up to 60 mph have been recorded) to reach the nearest shop and facilities. Doubtless, even with the best intentions, residents would resort to using their cars given the unreliability of public transport, where busses are often cancelled without notice.

If Parish Council are to believe that that the average age of residents will be 80 years, then it can also be assumed that these residents are more likely to rely heavily on Doctors services. The applicants themselves agree that the nearest Doctors surgeries are some distance away and would not be within acceptable walking distance for more fragile residents. Even if it is assumed that each flat will be occupied by two elderly people that will increase the pressure on existing surgeries by flooding the area with an additional 114 people, possibly more as 49 of the proposed flats are 2 bedroomed and only 8 are 1 bedroomed. The additional burden this will place on the limited Medical services in the area cannot be ignored.

#### **LOSS OF PRIVACY AND ENVIRONMENTAL IMPACT**

The proposal includes removal of mature hedges and a number of trees, which currently offer a great deal of screening to adjoining properties. Without the screening the uncharacteristic 3storey blocks will present a more urban aspect and the proposed balconies provide further opportunities for overlooking. This will be to the detriment of the privacy of adjoining residents, it will impact on their existing amenity and is likely to result in planning blight.

For the above reasons Sonning Parish Council urges refusal of this application.

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# Agenda Item 51.

Application Number	Expiry Date	Parish	Ward
222516	10/11/2022	Wokingham CP	Evendons

<b>Applicant</b>	Mr N Rainer and Mrs T How
<b>Site Address</b>	Cherry Trees Limmerhill Road, Wokingham, RG41 4BU
<b>Proposal</b>	Householder application for the proposed erection of two-storey side extension raising the roof to create habitable accommodation following the demolition of the existing double garage.
<b>Type</b>	Householder
<b>Officer</b>	Tariq Bailey-Biggs
<b>Reason for determination by committee</b>	Listed by the Chair on behalf of Cllr Mather as the consultation period ended. The application was listed due to concerns relating to the impacts of the development on the neighbouring properties.

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 November 2022
<b>REPORT PREPARED BY</b>	Operational Lead Development Management
<b>RECOMMENDATION</b>	<b>APPROVAL - subject to conditions and informatives.</b>

## SUMMARY

The application is for the erection of a two-storey side extension and raising of the roof to create habitable accommodation as well as the demolition of the existing double garage. Objections have been received from three properties on character and neighbour amenity grounds, namely overlooking from the rear of the proposed first floor.

The principle of development is acceptable, and the scale and design of the proposals is appropriate in the context of the surrounding development. There is no detrimental impact upon the surrounding trees and landscape and the proposal would not raise any highway concerns. The development could have an adverse ecological impact on bat roosts, therefore, a mitigation Licence will need to be obtained from Natural England prior to any works and the development would need to accord with mitigation measures set out in the Bat Emergence Survey. This is outlined in conditions 4 and 5.

The extent of overlooking from the proposed first floor windows to properties on Dorset Way is not unreasonable nor uncommon for a suburban residential relationship, and also accords with relevant policies and guidelines. Therefore the application is recommended for conditional approval.

## RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
17506	Detached house and garage.	Refused, 27/07/1982 Dismissed at appeal.
22660	Replacement dwelling.	Conditional Approval, 31/01/1985
23924	Bungalow and Garage.	Refused, 15/08/1985 Dismissed at appeal.
27130	Replacement dwelling	Refused, 19/02/1987

27737	Dwelling	Conditional Approval, 16/07/1987
29156	Bungalow	Conditional Approval, 26/11/1987
29908	Bungalow (Plot 2)	Conditional Approval, 17/03/1988
050444	Proposed single storey side extension to dwelling to form conservatory.	Conditional Approval, 31/11/2005
220048	Application for a certificate of lawfulness for the proposed replacement of existing conservatory roof with flat roof, including the insertion of 2no. roof lights, erection of new front porch, following demolition of existing front porch, plus changes to fenestration.	Split Decision, 18/02/2022

#### DEVELOPMENT INFORMATION

##### CONSTRAINTS

- Major Development Location (Settlement Edge – Countryside to the south east)
- AWE Burghfield consultation zone (12km zone)
- Flood Zone 1
- Tree Preservation Order 286/1985 (Birch in northern corner)
- Adjoins Public Open Space to the east (Limmerhill Road Amenity Space)
- Bat consultation zone
- Thames Basin Heath Linear Mitigation Zones (7km Linear Mitigation Zone)
- Surface Water Nitrate Vulnerable Zones
- Private Road/non classified road

#### CONSULTATION RESPONSES

##### Internal

WBC Highways – No comments received.  
WBC Landscape and Trees – No objections.

##### External

No comments received.

<b>REPRESENTATIONS</b>	
<b>Wokingham Parish Council</b>	No comments received.
<b>Local Members</b>	No comments received.
<b>Neighbours</b>	<p>3 Letters of objection have been received from 51, 53 and 55 Dorset Way, Wokingham on the following grounds:</p> <ul style="list-style-type: none"> <li>- Overlooking and loss of privacy concerns.</li> <li>- Overdevelopment concerns.</li> <li>- The proposal would adversely impact the character of the area.</li> </ul> <p><u>Officer comment:</u> This is discussed in the main body of the report.</p> <ul style="list-style-type: none"> <li>- The proposed development would set a precedent for similar development, particularly along the north-western side of Limmerhill Road.</li> </ul> <p><u>Officer comment:</u> Each planning application is assessed by its own merits and level of acceptability.</p> <ul style="list-style-type: none"> <li>- Ecological concerns.</li> </ul> <p><u>Officer comment:</u> This is discussed in the main body of the report.</p> <ul style="list-style-type: none"> <li>- Loss of property value and costs associated with having to relocate</li> </ul> <p><u>Officer comment:</u> Depreciation of neighbouring property value is not a material consideration in planning.</p> <ul style="list-style-type: none"> <li>- Only bungalow properties should be allowed along the north-western side of Limmerhill Road.</li> </ul> <p><u>Officer comment:</u> This is assessed in the main body of the report.</p> <p>A letter of support was received from The Ridings, Limmerhill Road, Wokingham. It made the following observations:</p> <ul style="list-style-type: none"> <li>- Would improve the appearance of the dwelling and the character of the area</li> <li>- Will allow for improved living standards without deriment to neighbour amenity</li> </ul>

## **PLANNING POLICY**

**National Planning Policy Framework**  
**National Design Guide**  
**National Planning Practice Guidance**

### **Core Strategy (CS)**

CP1 – Sustainable Development  
CP3 – General Principles for Development  
CP6 – Managing Travel Demand  
CP7 – Biodiversity  
CP9 – Scale and Location of Development Proposals

### **MDD Local Plan (MDD)**

CC01 – Presumption in Favour of Sustainable Development  
CC03 – Green Infrastructure, Trees and Landscaping  
CC04 – Sustainable Design and Construction  
CC07 – Parking  
TB21 – Landscape Character  
TB23 – Biodiversity and Development

### **Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List

## **PLANNING ISSUES**

### **Site Description:**

1. Limmerhill Road is an established residential street accessed via Barkharm Road and is characterised by traditional style, detached dwellings of varying designs with a mix of render, red brick and tile as the predominant types of external material. The properties are situated on generally substantial plots. The specimen trees visible over and between properties and mature hedging and views into the grounds of the houses from the road give the area a spacious green character.
2. The application site includes a bungalow of traditional brick construction set back from the main road on a large corner plot with a gravelled driveway and garden mainly laid to lawn.

### **Proposal**

3. The proposal involves the following:
  - Ground floor rear extension comprising an infill boot room and conversion and enlargement of existing garage to accommodate a reception room

- Raising of the roof to accommodate a first floor above the eastern end of the dwelling comprising two ensuite bedrooms

### **Principle of Development**

4. 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 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. The proposal is within a major development location and the principle of extending the dwelling is appropriate, subject to a consideration of other impacts as outlined below.

### **Character of the Area**

5. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. Several objections have been received on the grounds that the proposed development would adversely impact the character of the area and would set a precedent for similar development for along the north-western side of Limmerhill Road.
6. The proposal seeks to raise the ridge height at the eastern end of the bungalow by approximately 1.7 metres (measured at the highest point) to create habitable accommodation. It is a modest increase that would be acceptable in the context of taller, two storey properties along Limmerhill Road and because it is set well back from the front boundary. The hipped roof design would be preserved and the use of matching materials would enable the proposal to integrate with the character of the existing property.
7. R23 design principle within the Borough Design Guide states that “alterations or extensions should be clearly subservient to the form and scale or the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”.
8. By virtue of its height, the raising of the roof would not be subservient to the original dwelling. However, the design and use of matching materials would tie in relatively well with the original dwelling and the built form and style and scale of properties along this road vary considerably. On balance, the site is able to accommodate an extension of this size and when paired with new raised roof, would not appear as a visually dominant and incongruous addition to the dwelling. As a result, the proposal would not adversely impact the character of the area.
9. With regards to over-development concerns expressed by a number of objectors, the proposed development is recognised to increase in the height of part of the property. However, taking into account the generous original footprint of the host dwelling and the size of the plot, it is not considered that the proposed extensions would result in over-development. Finally, the proposed extensions are not considered to be inappropriate or unconventional in height or appearance when compared to other two-storey dwellings in the immediate area.

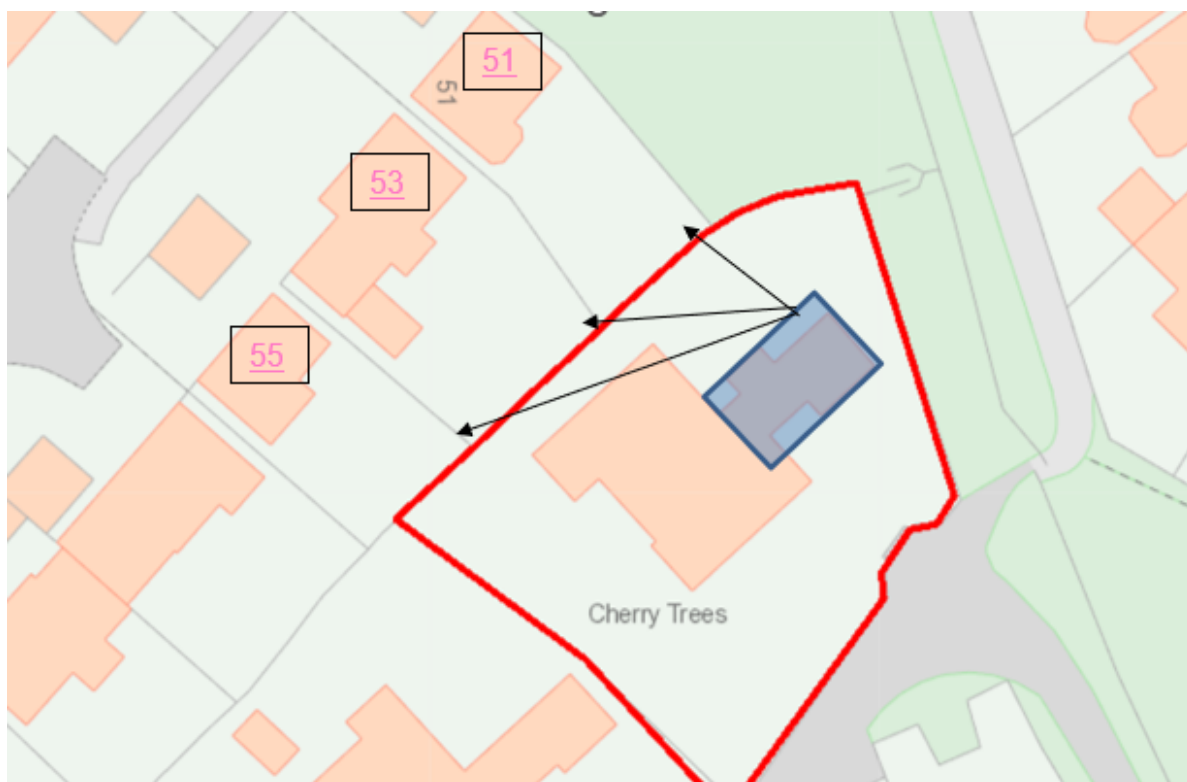
## **Impact on neighbouring properties**

10. Policy CP3 of the Core Strategy aims to protect neighbouring amenity. R15 of the Borough Design Guide (BDG) provides additional detail and requires the retention of reasonable levels of visual privacy to habitable rooms, The BDG goes onto provide guidance on appropriate separation distances in order to maintain privacy. This advises that a 22m separation distance should be achieved for new back-to-back elevations at first floor. This advice constitutes guidance and must often be applied flexibly having due regard to the character and nature of the area in question, as there are often circumstances where the existing urban/suburban setting and natural features will often allow a reduction in such distances. R23 also notes that the side walls must not contain windows, especially at first floor level.

## Overlooking

11. The proposed ground and first-floor windows (including the 3no. roof lights) on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across Limmerhill Road, any overlooking concerns are not considered harmful.
12. The new roof light on the north-east side elevation of the property would be obscure glazed and serve a non-habitable space (ensuite) and therefore would also not raise any overlooking or loss of privacy concerns.
13. Several objections have been received on the grounds that the new first-floor rear facing windows within the two-storey side extension would overlook the rear garden areas and habitable rear facing rooms of no.51, no.53 and no.55 Dorset Way. There are three, proposed first-floor rear windows – two to the bedroom and one to the en-suite, the latter being obscure glazed.
14. When measured on plan view, the windows would be approximately 23.5 metres from the furthest protruding rear elevation of no.51 Dorset Way; approximately 27 metres from the rear elevation of no.53 Dorset Way and approximately 35 metres from the rear elevation of no.55 Dorset Way. With the application site itself, the distances to the common rear boundary are 9.2 metres to no. 51, 14.5 metres to no.53 and 26 metres to no.55. R16 design principle within the Borough Design Guide requires a minimum depth of 11 metres for rear garden areas. There is therefore a technical departure of 1.8m in the separation distance to the rear common boundary shared with no.51 Dorset Way (or 0.6m in diagonal/elevation view). Furthermore, a degree of overlooking would already be attainable from a much closer distance by 51, 53 and 55 into each other gardens.
15. On the ground, the reality is that the outlook towards nos. 53 and 55 is oblique and across a substantial distance such that no harmful overlooking is caused. In terms of the outlook to no.51, the recent removal of boundary vegetation, which did not require planning permission and occurred independently from this application, has allowed for a greater degree of visibility between no.51 and the application site.





Distances in plan form

16. It should also be noted that the application site sits at a slightly higher ground level (approximately 1.5 metres) than properties along the south-eastern side of Dorset Way. However, notwithstanding this difference in ground levels; views from the new first-floor rear bedroom windows would be directed towards the back of the rear garden of no.51 Dorset Way, furthest away from the most usable area of amenity space (patio/sitting out area) and would not allow any new immediate views that are not already attainable from the first floor windows of no. 53 Dorset Way. Overall, when considered against the separation distance that exists (approximately 23.5 metres), the first-floor rear bedroom windows would not cause any significant harm to the private residential amenity of occupants in this property.

Loss of light and overbearing

17. The raising of the roof would be well within the boundary of the application site and well away from neighbouring properties within the immediate vicinity. As such, any loss of light or overbearing concerns would be minimal.

**Landscape and Trees**

18. Policy CC03 of the MDD Local aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping. Policy TB21 states that proposals shall retain or enhance the condition, character and features that contribute to the landscape.

19. TPO 286/1985 is sited in the northern corner of the site, however, according to the Planning Statement, the protected tree has been removed.

20. The site is surrounded by trees on the north-east and south-west side and this character is commensurate with that of the wider setting of Limmerhill Road and Limmerhill Public Open Space boundaries adjacent to the Northeast side of the site. The Trees and Landscape Officer does not anticipate that there would be any adverse impacts on the root protection areas of nearby trees. However, it is possible that lower branches from the boundary trees may need to be pruned to accommodate the raised roof. There is no objection on these grounds, in which case careful removal of affected branches should be carried out prior to any construction.

21. Overall, the Trees and Landscape Officer has raised no objections to the proposed development on landscape grounds.

### **Ecology**

22. Policy CP7 of the Core Strategy states sites designated as importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

23. The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Limmerhill road.

24. The Bat Emergence Survey (Chase Ecology, June 2022) identified two active bat roosts during internal and external inspections of the property and concludes that these roosts are likely to be disturbed during construction works. The report notes that no further surveys are required, however in the event of any approval, appropriate mitigation, protection and enhancement measures must be employed prior to any development works. Additionally, a Mitigation Licence will need to be obtained from Natural England prior to any works. It is considered that the development can occur without harming bats subject to a condition ensuring a licence is first obtained and the mitigation measures set out in the supporting Bat Emergence Survey are followed in full.

### **Highways Access and Parking Provision**

25. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off-street car parking standards. The three off-street parking spaces shown on the site plan submitted with this application would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

### **The Public Sector Equality Duty (Equality Act 2010)**

26. 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.

27. 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.

### **Community Infrastructure Levy**

28. The proposal is not a CIL liable development because the extension is less than 100m<sup>2</sup> in area.

### **Conclusion**

29. The proposed development is considered acceptable on character, neighbouring amenity, landscape, trees, ecology and highway grounds. Therefore, it is recommended that this application is approved subject to the above conditions as it accords with the National Planning Policy Framework and the Council's Development Plan policies.

### **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.*

## **APPENDIX 1 - APPROVAL subject to the following conditions and informatives:**

### 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 PL20165/01, PL20165/02, PL20165/03, PL20165/04, PL20165/06 and PL20165/07 received by the local planning authority on 16/08/2022 and 15/09/2022. 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

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

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

*Relevant policy: Core Strategy policies CP1 and CP3*

### 4. Compliance with bat report

The development hereby approved shall be carried out in full accordance with the mitigation measures set out in Appendix 1: Mitigation, Protection & Enhancement of the Emergence Survey Report – Bats (Chase Ecology, – 8 th June 2022).

*Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.*

### 5. Bat Mitigation licence

The proposed works shall not commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under the bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

*Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.*

## ***Informatives***

### 1. Changes to approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

### 2. Pre-Commencement Condition

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

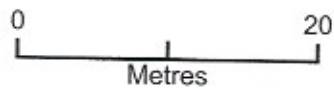
### 3. Discussion

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

**APPENDIX 2 – Town/Parish Council Comments**

At the date of publication, no comments have been received.

# 20165/SK.1 - Site plan for Cherry Trees, Wokingham



Plan Produced for: Wallace Bacon Consultants

Date Produced: 16 Aug 2022

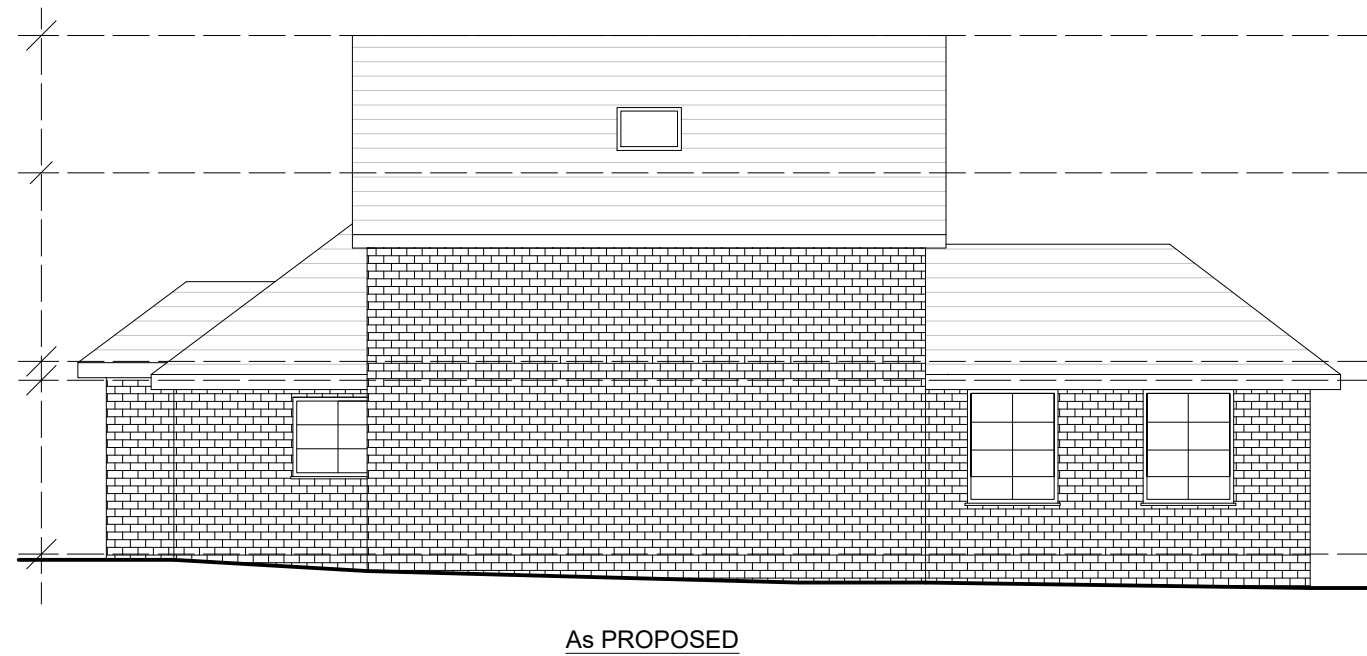
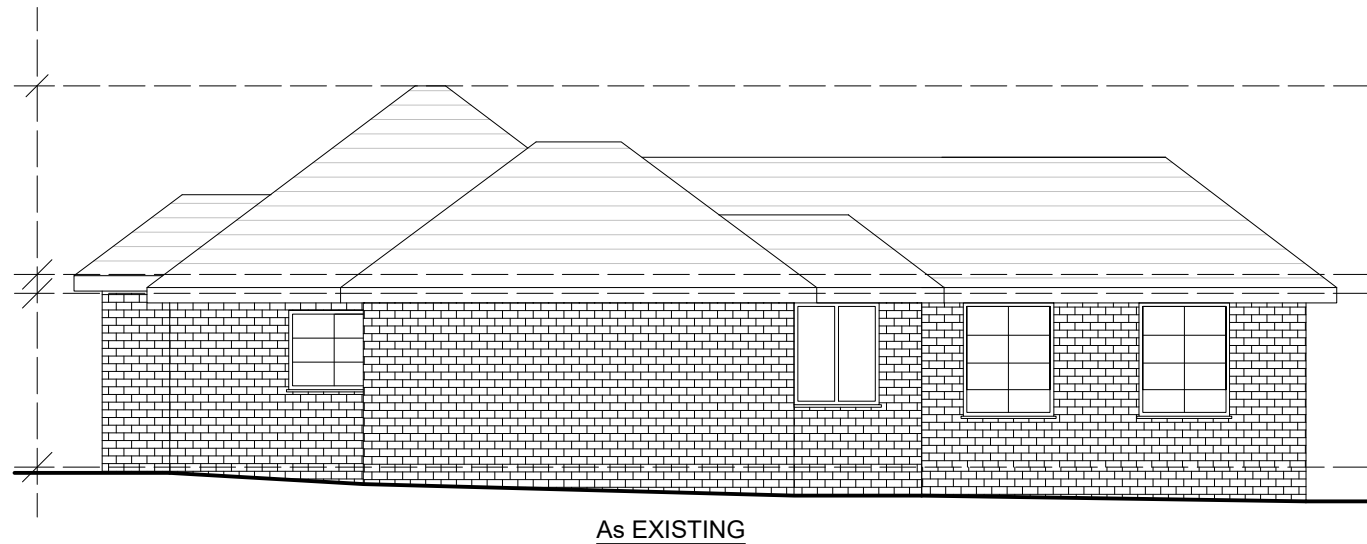
Plan Reference Number / Project ID: TQRQM21047151723386 / 20165

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**NOTES**

- 1) This drawing to be read in conjunction with the following documents:-
  - a) As existing and as proposed elevations and floor plans DRG. No. PL20165/01, 02, 03, 04, 05, 06 and 07.
  - b) Site plan PL20165/SK.1  
Site location plan PL20165/SK.2
  - c) Design statement
  - d) Bat survey
- 2) All new brickwork to match existing.
- 3) Built on non-level site as shown.

<b>REVISIONS</b>

MR N. RAINER AND MS. T. HOW
CHERRY TREES, LIMMER HILL ROAD, WOKINGHAM, RG41 4BU
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TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION			
<b>SIDE ELEVATIONS</b>			
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<b>WALLACE BACON CONSULTANTS</b> <small>BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS</small>	
53 EASTHEATH AVENUE WOKINGHAM BERKSHIRE RG41 2PP	TELEPHONE: 0118 979 4959
DRAWING NUMBER <b>PL20165/04</b>	REVISION

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**REVISIONS**

MR N. RAINER AND MS. T. HOW

TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION

**WALLACE BACON CONSULTANTS**  
BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS

CHERRY TREES, LIMMER HILL ROAD,  
WOKINGHAM, RG41 4BU

SIDE ELEVATIONS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

TELEPHONE:  
0118 979 4959

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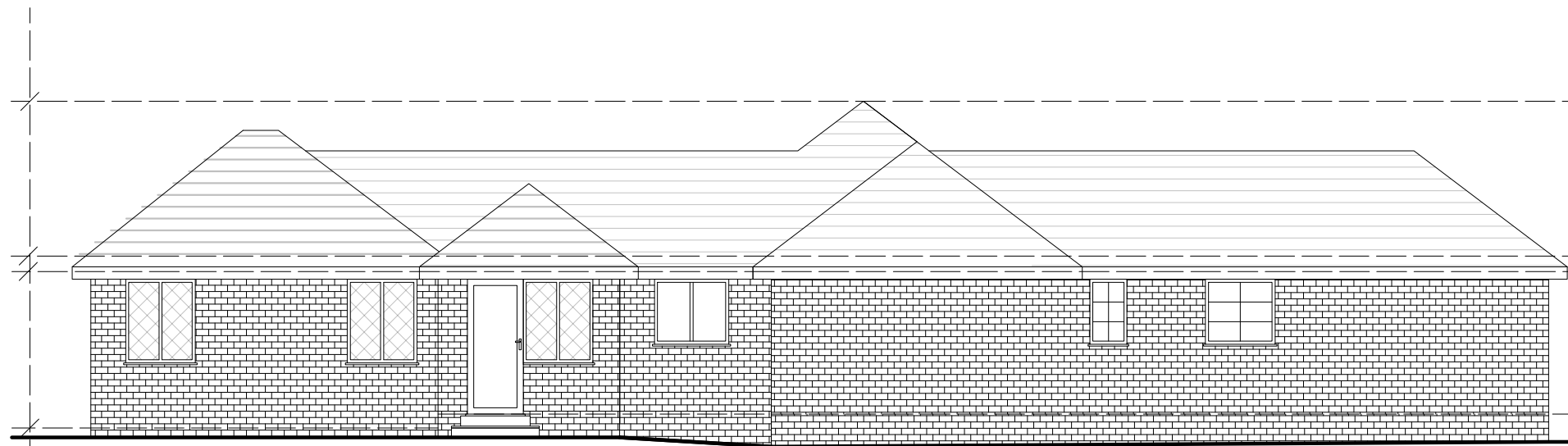
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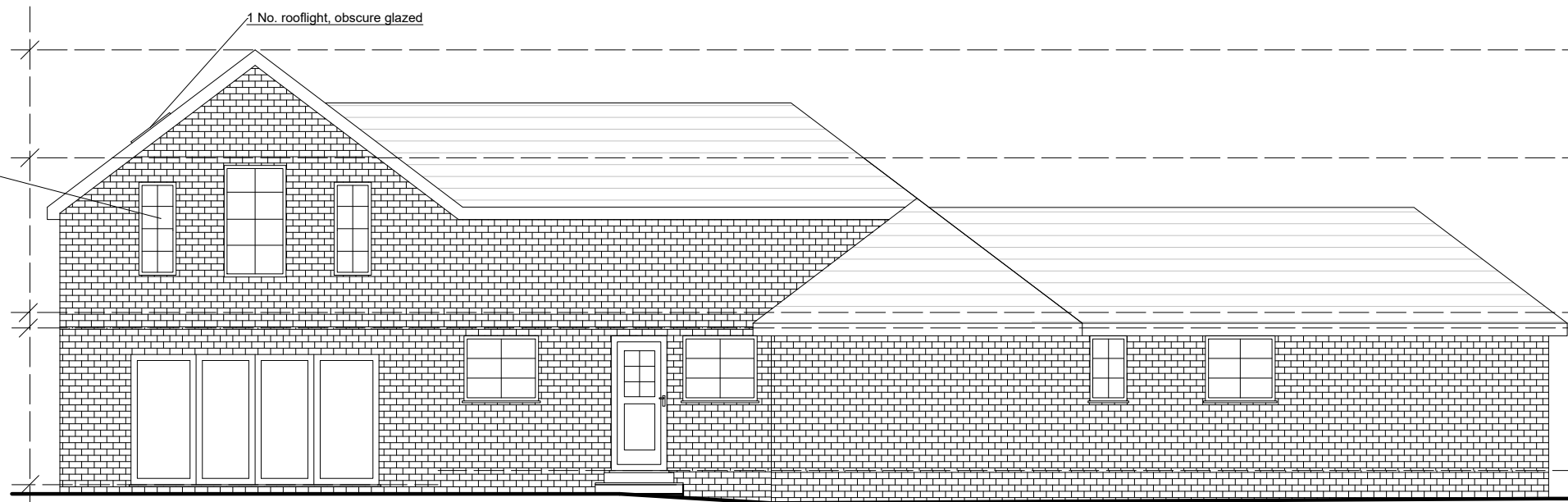
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**REVISIONS**

MR N. RAINER AND MS. T. HOW

TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION

**WALLACE BACON CONSULTANTS**  
BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS

CHERRY TREES, LIMMER HILL ROAD,  
WOKINGHAM, RG41 4BU

REAR ELEVATIONS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

TELEPHONE:  
0118 979 4959

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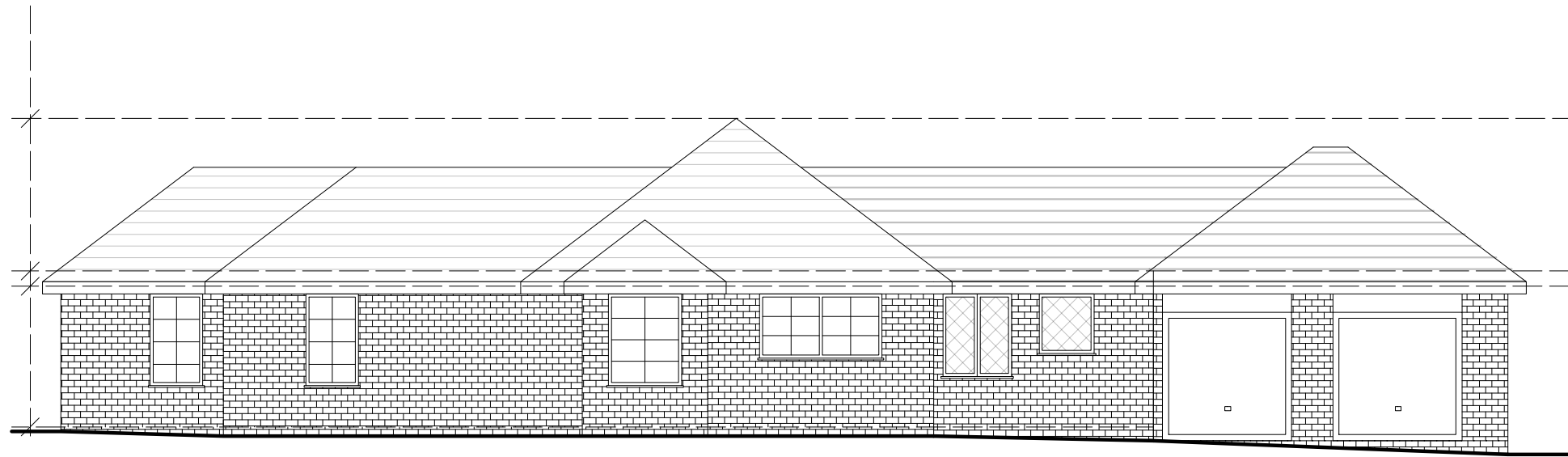
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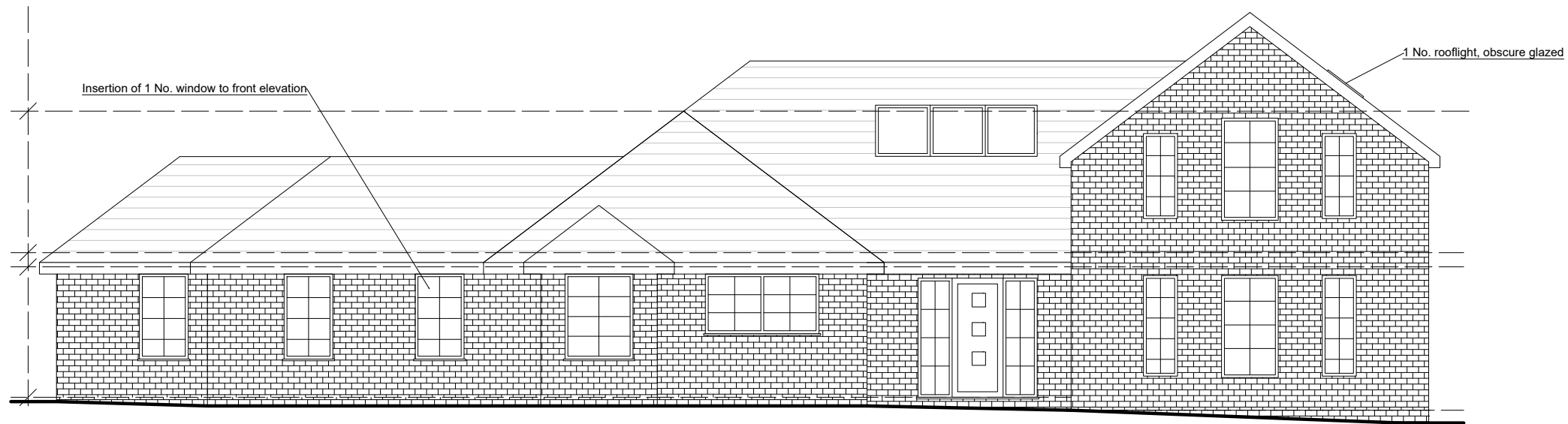
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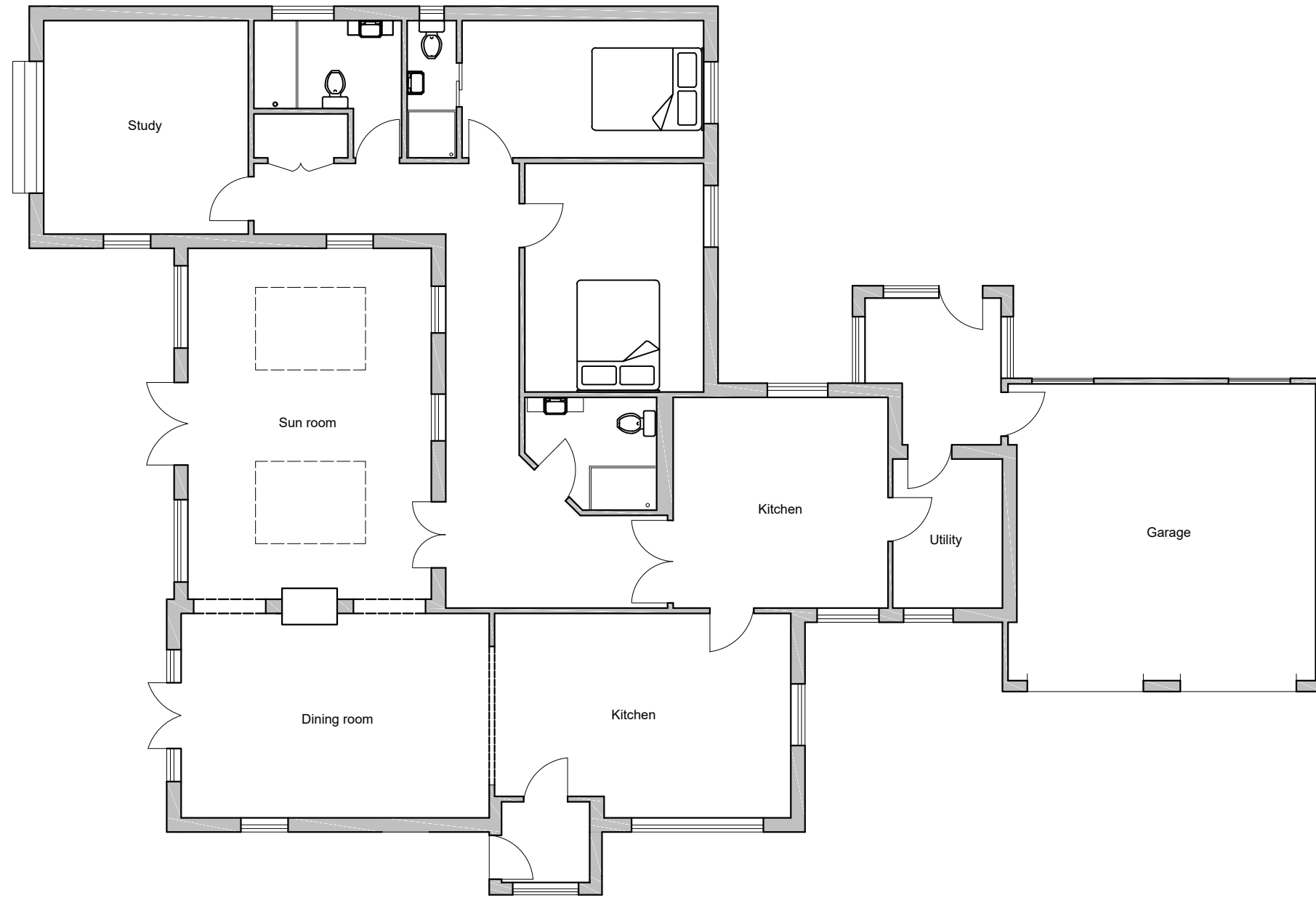
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<b>REVISIONS</b>	<b>MR N. RAINER AND MS. T. HOW</b>		<b>TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION</b>				<b>WALLACE BACON CONSULTANTS</b> BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS	
	CHERRY TREES, LIMMER HILL ROAD, WOKINGHAM, RG41 4BU		<b>FRONT ELEVATIONS</b>				53 EASTHEATH AVENUE WOKINGHAM BERKSHIRE RG41 2PP	TELEPHONE: 0118 979 4959
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**REVISIONS**

MR N. RAINER AND MS. T. HOW

TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION

**WALLACE BACON CONSULTANTS**  
BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS

CHERRY TREES, LIMMER HILL ROAD,  
WOKINGHAM, RG41 4BU

GROUND-FLOOR PLANS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

TELEPHONE:  
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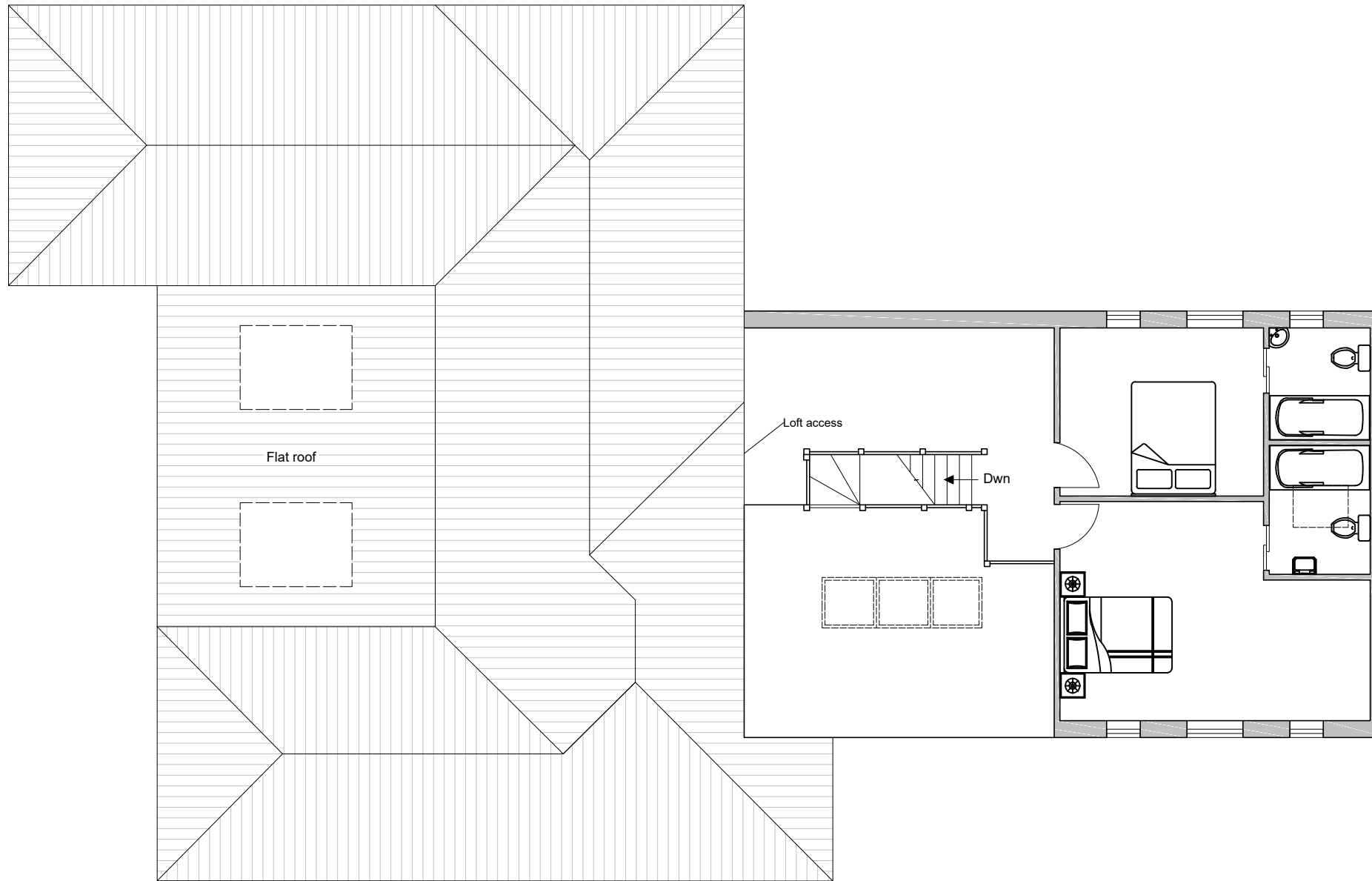
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**REVISIONS**

MR AND MRS. N. RAINER

TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION

**WALLACE BACON CONSULTANTS**

BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS

CHERRY TREES, LIMMER HILL ROAD,  
WOKINGHAM, RG41 4BU

FIRST-FLOOR PLANS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

TELEPHONE:  
0118 979 4959

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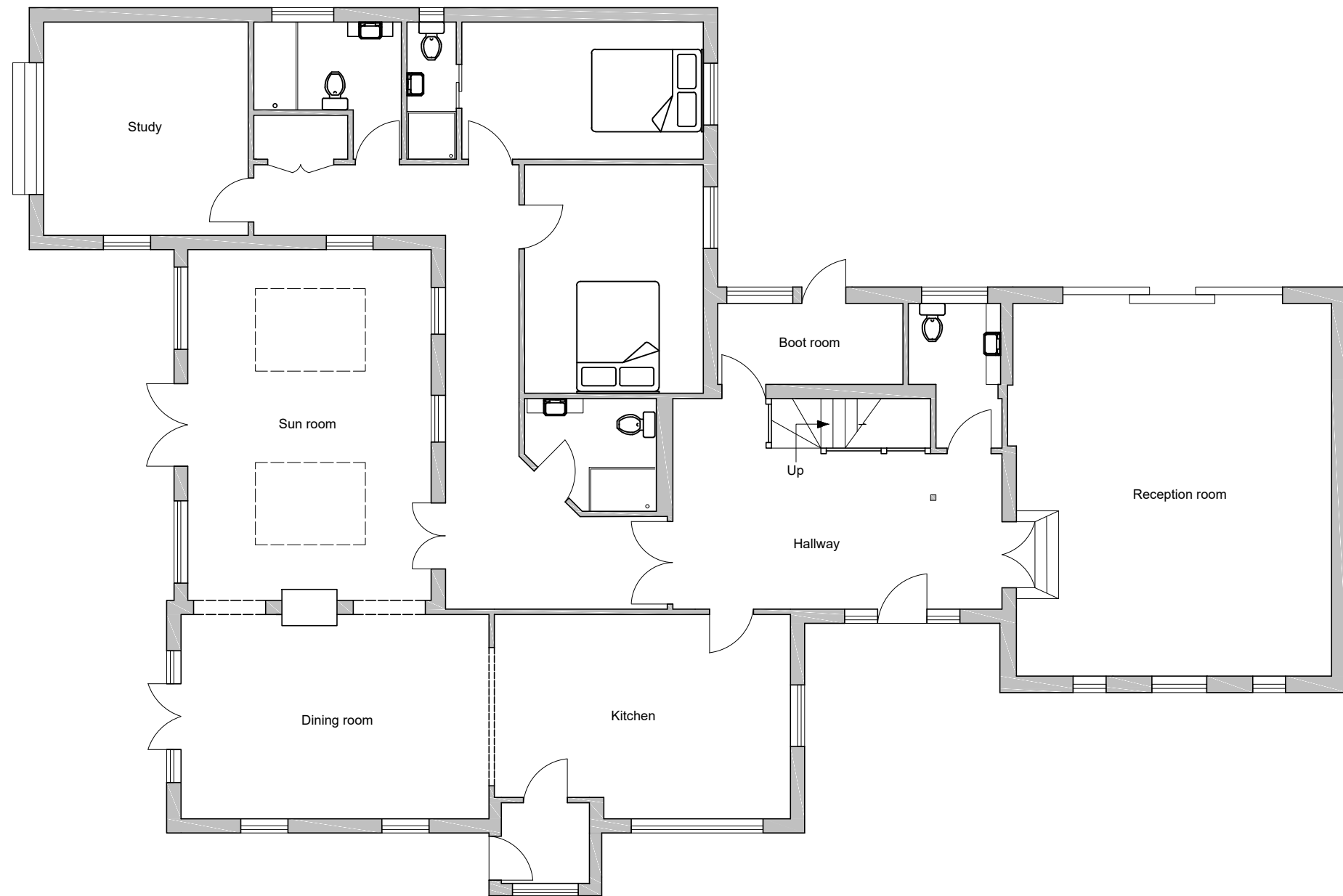
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**REVISIONS**

MR N. RAINER AND MS. T. HOW

TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION

**WALLACE BACON CONSULTANTS**  
BUILDING DESIGN AND STRUCTURAL ENGINEERING CONSULTANTS

CHERRY TREES, LIMMER HILL ROAD,  
WOKINGHAM, RG41 4BU

GROUND-FLOOR PLANS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

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**PL20165/06**

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**Front Elevation**









South-west side elevation





Rear/North East side elevation





Rear elevation



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# Agenda Item 52.

Application Number	Expiry Date	Parish	Ward
222366	23 November 2022	Winnersh	Winnersh

<b>Applicant</b>	Winnersh Film Studios Ltd
<b>Site Address</b>	Land At 1100 Series and E2 Building Winnersh Triangle Wokingham RG41 5TS
<b>Proposal</b>	Full application for the permanent retention of Stages 1 and 2 permitted under planning permission ref: 214183, and the erection of a new Virtual Production Sound Stage (Stage 3), together with associated access arrangements, parking, landscaping and associated infrastructure, including security fencing and hut and welfare facilities (part retrospective).
<b>Type</b>	Full
<b>Officer</b>	Joanna Carter
<b>Reason for determination by committee</b>	Major application (floor area >1000m2)

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 9 November 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth

<b>RECOMMENDATION</b>	<p><b>That the Planning Committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</b></p> <p><b>A. Prior completion of a S106 legal agreement inclusive of the following Heads of Terms:</b></p> <ul style="list-style-type: none"> <li>i) Biodiversity Net Gain off-site provision/contribution</li> <li>ii) Employment Skills Plan contribution</li> <li>iii) Section 106 Monitoring fee</li> </ul> <p><b>B. Conditions and informatives as set out in Appendix 1 (subject to any additions and updates agreed with the Assistant Director – Place and Growth between the date of the resolution and the issue of the decision):</b></p> <p><b>C. Alternative recommendation:</b></p> <p><b>That the Planning Committee authorise the Head of Development Management to refuse planning permission in the event of a S106 legal agreement not being completed within three months of the date of the committee resolution (unless longer period is agreed by the chairman of the Planning Committee and confirmed in writing by the Local Planning Authority) for the following reasons:</b></p>
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	<ol style="list-style-type: none"> <li>1) In the absence of a completed Section 106 legal agreement, the applicant has failed to secure an appropriate mechanism to deliver secure the required biodiversity net gain contribution. Therefore, the applicant failed to demonstrate that appropriate levels of biodiversity net gain would be delivered. As such, the proposal is contrary to paragraphs 174(d) and 180(a) of the National Planning Policy Framework and Policy TB23 of the Managing Development Delivery Local Plan.</li>   <li>2) In the absence of a completed Section 106 legal agreement, the Local Planning Authority is unable to secure the implementation of an Employment Skills Plan or an Employment Skills Contribution in lieu that would otherwise enable the Council to secure the equivalent employment outcomes. Therefore, the applicant failed to provide a suitable mechanism to encourage the use of local labour and ensure that local people have the skills and abilities to compete for local jobs, contrary to Policy TB12 of the Managing Development Delivery Local Plan.</li> </ol>
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<b>SUMMARY</b>
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The proposal relates to land within Winnersh Triangle Business Park and is for the retention of two sound stage buildings (permitted under temporary consent 214183 for a period of five years, herein referred to as “Sound Stages”) and for the erection of a Virtual Production Sound Stage building (herein referred to as “Stage 3”), together with associated access arrangements, parking, landscaping and associated infrastructure, including security fencing and hut and welfare facilities.

The two Sound Stages which have temporary consent and are already in situ at the site referred to as 1100 Series. The Sound Stage 3 is proposed to replace the four existing workshops at 1100 Series, which were permitted as part of the temporary consent 214183.

Winnersh Triangle Business Park, which is designated as a Core Employment Area within the Core Strategy and the Managing Development Delivery Local Plan. The scheme would create floorspace falling within Use Class E (more specifically E(g)(iii): industrial process incidental to film, video or sound recording), which would help achieve policy aims in terms of concentrating employment growth within Core Employment Areas. As such, the principle of development in this location is accepted.

The proposal is brought forward as the next phase of the aspirations to create “creative quarter” in Winnersh Triangle Business Park. It would create almost 6,600m<sup>2</sup> floorspace in employment use (3,600m<sup>2</sup> from the retained Sound Stages 1 & 2 and 2,988m<sup>2</sup> from Sound

Stage 3), which would assist in meeting the identified shortfall of industrial floorspace. It would also generate approximately 300 jobs on-site and support further 300 indirect jobs jointly with other phases already benefitting from planning permissions.

No objections were raised by Winnersh Parish Council or neighbours, and Local Ward Councillors Prue Bray and Paul Fishwick were supportive of the proposal.

The Sound Stage 3 would lower in footprint than the combined footprint of the existing Sound Stages, although it would be taller by approximately 1.4m in ridge height and with eaves set 3.4m higher. The dimensions of the Virtual Production Stage reflect the requirements of the industry and would produce the largest virtual production sound stage in Europe. Notwithstanding, the proposal is considered to be in keeping with the character of the surrounding commercial area and raises no concerns on these grounds. The proposal also includes gatehouse at the entrance to the site and welfare facility to the rear of Sound Stages. Photovoltaics are also proposed and would be installed on the roof of the adjoining E2 building.

There are no residential uses in close proximity to the site and the impact on the existing landscape would be limited to the row of trees separating the E2 site from 1100 Series. Fourteen trees would need to be removed, largely to accommodate the Sound Stage 3, however, it is considered that this impact could be mitigated by replacement planting and enhancement tree planting on the perimeter of 1100 Series.

The proposal would not have significant impact on the highway network, nor would it impact upon the function or safety of the A329(M) which runs directly to the north. The site is located in close proximity to A329(M), as well as in a highly sustainable location, close to Winnersh Train Station and Park & Ride 500 bus service. As such there is no objection in terms of parking and the changes in the levels of parking resulting from this proposal. In addition to offering sustainability benefits, the proposal would also deliver ecological enhancements and contribute to the creation of opportunities for training or vocational initiatives, which would be secured through a Section 106 Legal Agreement. Therefore, given the impacts and local economic benefits of the proposal, it is recommended that the application is approved subject to conditions and informatives outlined in Appendix 1 and subject to the Section 106 Legal Agreement being completed.

**RELEVANT PLANNING HISTORY**

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
214183	Full application for the proposed temporary erection of 2no. sound stage buildings for commercial filming and 8no. workshops, with associated access, parking, landscaping and infrastructure for a period of five years (retrospective).	Approved 14 September 2022

214088	Full application for soft landscaping works including seating areas and pergolas (1180 Series).	Approved 14 February 2022
193285	Full application for the proposed change of use from warehouse (Use Class B8) to mixed Use Class B1 and B8 following part demolition of existing building (800 Series).	Approved 13 February 2020
193253	Full application for the external alterations following demolition of units C4 & C5 and parts of C6- C7 & C8 and associated works (800 Series).	Approved 9 January 2020
193125	Full application for the erection of a sports hub (adjoining 1100 Series)	Approved 27 February 2020
162308	Variation of condition 7 of O/2006/9071 (as varied by condition 2 of VAR/2009/0943) relating to highway works	Approved 9 January 2017
VAR/2009/0943	Variation of condition 7 of O/2006/9071 relating to highway works	Approved 12 October 2010
RM/2008/0778	Reserved Matters application in respect of Zone 4 pursuant to Outline Planning Permission O/2006/9071	Approved 2 June 2008
RM/2007/2428	Reserved Matters application in respect of Zone 1 pursuant to Outline Planning Permission O/2006/9071	Approved 30 November 2007
O/2006/9071	Outline planning application for up to 191,000m <sup>2</sup> new floorspace for Class B1(a)-(c) (including data centre use), D1, D2, C1 and A1-A5	Approved 2 August 2007
SO/2006/7259	Scoping opinion application for the redevelopment of Winnersh Triangle	Replied 3 May 2006
308308	Outline planning application for the redevelopment of Winnersh Triangle	Approved 1979

<b>DEVELOPMENT INFORMATION</b>															
Site Area	1.46 hectares														
Previous land use	Hardstanding, overflow car park														
Proposed floorspace of each use	6,763m <sup>2</sup> of Use Class E floorspace comprising:														
	<table border="1"> <thead> <tr> <th>Building Type</th> <th>Area (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>Virtual Production Sound Stage</td> <td>2,988</td> </tr> <tr> <td>Sound Stage 1</td> <td>1,800</td> </tr> <tr> <td>Sound Stage 2</td> <td>1,800</td> </tr> <tr> <td>Welfare Facility</td> <td>125</td> </tr> <tr> <td>Gatehouse</td> <td>50</td> </tr> <tr> <td><b>Total</b></td> <td><b>6,763</b></td> </tr> </tbody> </table>	Building Type	Area (m <sup>2</sup> )	Virtual Production Sound Stage	2,988	Sound Stage 1	1,800	Sound Stage 2	1,800	Welfare Facility	125	Gatehouse	50	<b>Total</b>	<b>6,763</b>
Building Type	Area (m <sup>2</sup> )														
Virtual Production Sound Stage	2,988														
Sound Stage 1	1,800														
Sound Stage 2	1,800														
Welfare Facility	125														
Gatehouse	50														
<b>Total</b>	<b>6,763</b>														
Change in floorspace (+/-)	-1,800m <sup>2</sup> of Use Class E floorspace comprising:														
	<table border="1"> <thead> <tr> <th>Building Type</th> <th>Area (m<sup>2</sup>)</th> </tr> </thead> <tbody> </tbody> </table>	Building Type	Area (m <sup>2</sup> )												
Building Type	Area (m <sup>2</sup> )														



Workshop 1	-450
Workshop 2	-450
Workshop 3	-450
Workshop 4	-450
<b>Total</b>	<b>-1,800</b>

Workshops 1-4 were permitted under temporary permission, now proposed to be replaced with Virtual Production Stage.

Number of jobs created/lost

Approximately 300 direct jobs and 300 indirect jobs created (jointly with other phases of Winnersh Film Studios consented to date).

Proposed parking spaces

121 spaces comprising:

<b>Parking Type</b>	<b>Number</b>
<b>Vehicle</b> (inc. EVC & Blue Badge)	<b>83</b>
Electric Vehicle Parking:	10
- Active	5
- Passive	5
Blue Badge	6
<b>Motorcycle</b>	<b>6</b>
<b>Cycle</b>	<b>32</b>
<b>Total</b>	<b>121</b>

## CONSTRAINTS

- Major Development Location of Winnersh (CS Policy CP9 and MDD LP Policy CC01)
- Core Employment Area – Winnersh Triangle (CS Policy CP15 and MDD LP Policy TB11)
- Heathrow Aerodrome Safeguarding Zone
- Minerals Consultation Zone (Replacement Minerals Local Plan for Berkshire incorporating the alterations adopted in December 1997 and May 2001)
- Nuclear Site Consultation Zone – Burghfield Atomic Weapons Establishment 12 km (MDD LP Policy TB04)
- Electricity Sub Station Consultation Zone – SSE Power Distribution
- Overhead Electricity Cable Consultation Zone – SSE Power Distribution
- Flood Zone 2 (MDD LP Policy CC09)
- Bat Roost Habitat Consultation Zone (MDD LP Policy TB23)
- Site of Special Scientific Interest Impact Risk Zone (MDD LP Policy TB23)

<b>CONSULTATION RESPONSES</b>	
South-East Water	No comments received
Environment Agency	No comments received
Natural England	General/standing advice provided –no objection raised
Thames Water	No objection subject to informatives
SSE Power Distribution	Extra High Voltage cables in vicinity, electric substation within the site
Berkshire, Buckinghamshire and Oxfordshire	No comments received
Southern Gas Networks	Medium pressure mains to the south of the site
ESP Utilities	No objection
Fulcrum	Existing or proposed gas pipes in vicinity
Crime Prevention Design	No comments received
National Highways	No objection subject to condition
Royal Berkshire Fire and Rescue Service	Response received – no comments made
WBC Environmental Health	No objection
WBC Flood Risk & Drainage	No objection subject to condition and informative
WBC Landscape & Trees	No objection subject to conditions
WBC Growth & Delivery (Planning Policy)	No objection
WBC Ecology	No objection subject to conditions and S106 obligations
WBC Economic Prosperity & Place (Community Infrastructure)	No objection subject to S106 obligations
WBC Cleaner & Greener	No comments received
WBC Highways	No objection subject to conditions

<b>REPRESENTATIONS</b>
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**Winnersh Parish Council:**

No comments received.

**Local Members:**

Clr Bray and Fishwick: “I support this application. It will have a positive impact on the economy in the area and is to be welcomed.”

**Neighbours:**

74 neighbouring addresses were consulted. No comments were received.

## **PLANNING POLICY**

**National Planning Policy Framework (NPPG)**

**National Design Guide (NDG)**

**National Planning Practice Guidance (NPPG)**

### **Core Strategy (CS)**

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP4 – Infrastructure Requirements

CP6 – Managing Travel Demand

CP7 – Biodiversity

CP9 – Scale and Location of Development Proposals

CP15 – Employment Development

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

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

CC09 – Development and Flood Risk

CC10 – Sustainable Drainage

TB11 – Core Employment Areas

TB12 – Employment Skills Plan

TB20 – Service Arrangements and Deliveries for Employment and Retail Use

TB21 – Landscape Character

TB23 – Biodiversity and Development

### **Other**

Borough Design Guide Supplementary Planning Document (June 2012)

Sustainable Design and Construction Supplementary Planning Document (May 2010)

Living Streets: a Highways Guide for Developers in Wokingham (2019)

Wokingham SuDS Strategy (January 2017)

## **PLANNING ISSUES**

### **Proposal Description**

1. This is a full application for the permanent retention of Sound Stages 1 & 2, permitted under the temporary planning permission for a period of five years (214183), for the erection of a Virtual Production Sound Stage (“Stage 3”) and ancillary infrastructure, including welfare facilities and gatehouse, within the site referred to as 1100 Series. The proposed photovoltaic panels and a proportion of vehicular parking would be incorporated in the adjoining site referred to as E2 Building site. The sites are located

north of Eskdale Road and south of A329(M), within Winnersh Triangle Business Park, which is designated in the Core Strategy as Core Employment Area. The proposed use is associated with film and multimedia production and the application is brought forward as the next phase of the Winnersh Film Studios scheme.

2. The site at 1100 Series currently accommodates development which was granted temporary planning permission on 14 September 2022 (214183). The temporary scheme included Sound Stages 1 & 2 and Workshops 1-4. Sound Stages 1 & 2 are sought to be retained under the current scheme and Workshops 1-4 are proposed to be replaced with Sound Stage 3.
3. The site at E2 Building currently accommodates office space, much of which is already occupied by the applicant. The proposal seeks to utilise the roof space on the E2 building to install photovoltaic panels. A portion of the existing excess parking within the north-east corner of the E2 Building site is proposed to be utilised by the current scheme.

### **Principle of Development**

4. 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 LP) Policy CC01 *Development Limits* 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. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Sustainability of Location**

5. Policy CC02 *Settlement Separation Areas* of the MDD LP sets out the development limits for each settlement as defined on the Policies map. The Core Strategy Policy CP9 *Scale and Location of Development Proposals* 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.
6. As the site is within a major development location of Winnersh, the proposal is acceptable in principle. The application site is located in close proximity to Winnersh Triangle Railway Station, which is served by London Waterloo line offering connections to Wokingham, Reading and London, and a Wharfdale Road bus stop which is served by Park & Ride 500 providing connection to Reading (both located approximately 400m south-west). The site is located in close proximity to A329(M) which provides connection to M4. The site is in a highly sustainable location and raises no concerns on grounds of sustainability of location.

## Employment Land

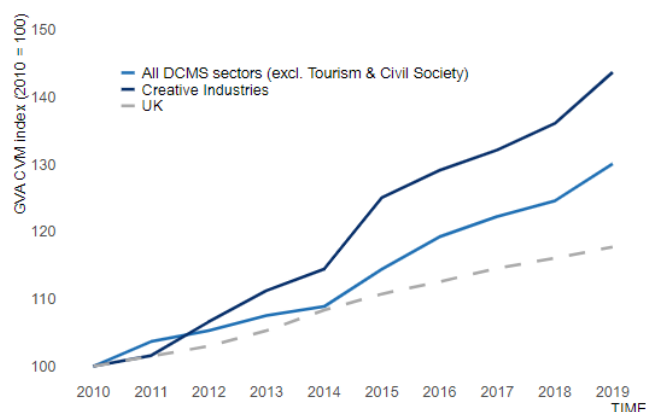
7. Core Strategy Policy CP15 *Employment Development* and MDD LP Policy TB11 *Core Employment Areas* identify Winnersh Triangle Business Park as a Core Employment Area, where the majority of employment growth would occur in the borough. Core Strategy Policy CP15 permits business, industry or warehouse uses falling within B1, B2 or B8 Use Classes, now superseded. The proposed development would fall within the new Use Class E, specifically within range of uses listed under E(g)(iii), which corresponds with the range of uses falling within the Use Class B1(3) (now superseded). The proposed use class E would generate additional employment in a location allocated for employment uses. Such use is supported through the Core Strategy Policy CP15 given that it would help achieve its aims through the provision and intensification of existing employment uses.

## Local Plan Update

8. The Revised Growth Strategy for the period beyond the current Local Plan (up to 2026) identifies a new garden village on land to the South of the M4, which could accommodate substantial amount of the housing and employment needs of the borough within the plan-period to 2037/38 and beyond. In particular, Policy SS3 of the Revised Growth Strategy proposes 85,000m<sup>2</sup> for film and television studio uses which has already been consented and is under construction. The Local Plan Update is at a fairly early stage of preparation and, at the time of writing, has limited weight in the decision-making process. Notwithstanding, the Draft Plan continues to recognise the role Winnersh Triangle Business Park has within the local and regional economy. Policy ER1 proposes to designate Winnersh Triangle Business Park as a Core Employment Area. The approach of Policy ER1 encourages evolution of Core Employment Areas, including Winnersh Triangle Business Park, in accordance with economic needs. The evidence submitted by the applicant as part of their Planning Statement indicates the continued global and national need for the studio space. The proposal would therefore be capable of helping to address the evidenced economic need and would not be in conflict with the emerging Local Plan.

## **Need for Facility/Economic Benefits**

9. In the Planning Statement, the applicant referred to the Economic Estimates 2019 (provisional): Gross Value Added (19.02.2021 update) prepared by the Department for Digital, Culture, Media and Sports (“the 2019 Estimates”), which identified that Creative Industries contributed £115.9bn in terms of Gross Value Added (GVA) in 2019. The GVA associated with Creative Industries has been growing faster than the UK economy since 2011 as represented in the Figure 1 below obtained from the 2019 Estimates:



*Figure 1: Index of real-terms GVA growth for Creative Industries, All DCMS Sectors (excl. Tourism and Civil Society) and for total UK: 2010 to 2019<sup>1</sup>*

10. Whilst the contribution of the Creative Industries in terms of the GVA growth is recognised, this category comprises other subsectors, such as IT, architecture, music and publishing. Notwithstanding, “film, TV, video, radio and photography” together were the next biggest contributor (39%) to the growth within the Creative Industries sector (after “IT, software and computer services”) and the production activities associated with motion picture, video and television programme production are also included in the figures for GVA growth of Cultural Sector and Digital Sector, in addition to Creative Industries sector.
11. Whilst the film production industry alone cannot be said to be responsible for the GVA growth for Creative Industries, the 2019 Estimates confirm that “film, TV, video, radio and music” was the second biggest contributor to growth in the Digital Sector (31%) and “film, TV and music” contributed most towards the Cultural Sector (63%). This highlights the major contribution of the film industry to the value of goods and services produced in those industries/sectors. In terms of the total spend on the film and high-end TV production (“HETV”), Th British Film Institute research published in 2022 revealed that production spend for 2021 reached the highest ever reported figure (£5.64bn) – a 23% increase from the pre-pandemic level in 2019 (£1.27).
12. The contribution to the GVA and the spend on the HETV have taken place despite the current shortage in film studio space within UK as evidenced in the UK Film & TV Studio Property Market 2018 report prepared by Lambert Smith Hampton (“the 2018 Report”). The 2018 Report, referred to by the applicant in their Planning Statement, assessed that between 148,000m<sup>2</sup> and 176,000m<sup>2</sup> of new firm studio space would be required over the next 15 years. However, the more recent report produced by Lambert Smith Hampton (The UK & Ireland Film & TV Studio Property Market 2021, “the 2021 Report”) modelled that, due to the slow progress of studio space projects to date, there continues to be a significant requirement for new supply – the need for

<sup>1</sup> Department for Digital, Culture, Media and Sports, “Economic Estimates 2019 (provisional): Gross Value Added (Updated 19 February 2021)”

the studio space has been modelled to be up to 214,000m<sup>2</sup> required by 2033 to address the growing demand.

13. This demonstrates that there is a significant need for new studio space within the UK which can in turn generate significant benefits in terms of economic growth. Moreover, the proposal would provide further economic benefits in terms of job creation. The applicant anticipates that the proposal would generate approximately 300 jobs on-site as well as support further 300 indirect jobs jointly with other phases of Winnersh Film Studios consented to date.
14. The growing demand has also been recognised by the Government in the National Planning Practice Guidance: Housing and Economic Needs Assessment referred to by the applicant in their Planning Statement. Whilst the guidance requires the local authorities to understand and address the need for different employment uses which *“might include the need for greater studio capacity”*, this requirement is intended to inform the policy and plan-making process rather than the decision-making process. Notwithstanding, the National Planning Policy Framework requires at paragraph 81 that planning decisions *“should help create the conditions in which businesses can invest, expand and adapt [...] taking into account [...] wider opportunities for development.”* It goes on to emphasise this requirement in relation to sectors *“where Britain can be a global leader in driving innovation, and in areas with high levels of productivity.”* These areas are further identified in the Government’s Industrial Strategy: Building a Britain fit for the future (2017) which highlights that *“the UK’s world-class creative industries, which cover film, TV and video games, are growing at twice the rate of the economy as a whole”*.
15. As such, the proposal would contribute towards the economic growth both local and national levels through helping to address the identified shortfall in studio space and generating employment opportunities. The cluster effect in creating more studios (in addition to Arborfield and Shinfield Studios) in the local area is also likely to help with economic growth. This reflects the Government objectives outlined in the NPPF, NPPG and other strategies as set out in preceding paragraphs. It is also noted that the sites where the studios are located have been vacant for some time, so they are not replacing existing business uses but providing new uses.

### **Character of the Area**

16. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.

17. Paragraph 7.1 of the Borough Design Guide SPD requires that proposals should help to create a sense of place and coherent, high-quality public realm, and be of scale that relates well to the existing townscape, in particular in employment areas. This can be achieved through exploitation of distinctive features of the site, including structures, buildings and landscape and is intended to help create attractive environments that people enjoy using and that are successful in attracting occupants through maintaining or increasing the appeal of the area (Principles NR1 and NR2). Principle NR4 requires that proposals address street frontages and that boundary treatment is of high quality and helps to enclose the street space. Principle NR5 recognises that the built form will be heavily influenced by the type of business it is intended to accommodate. Where there are significant differences in height or bulk, the design should seek to moderate its impact (Principle NR6). Visually prominent roofs will need to be carefully considered to respond to the context; where roof plant is proposed, this should be screened and unobtrusive in long views (Principle NR7).
18. The site is located within Winnersh Triangle Business Park (herein referred to as “the Business Park”) which comprises a range of spaces, including high-quality and visually prominent office buildings located to the east and west of the application site. Parts of the site have been or are currently undergoing refurbishment or redevelopment, such as 800 Series to the south of the application site (193285) or Buildings 210, 220 and 230 (part of 200 Series) along Wharfedale Road further south (190197). The development within the Business Park has varied form and there is no prevalent architectural style given the wide range of uses present in the Business Park, such as office, light industrial and business. These uses influence the site and its surroundings. Buildings range in height from 6-storey (27m) Crowne Plaza hotel at the entrance to the Business Park, through 4-5 storey office buildings along the eastern and north-eastern perimeter of the Business Park (e.g. Jacobs, Virgin Media) to 2-storey buildings, which are generally located within the central and western sections of the Business Park. The following paragraphs provide a more detailed description of the neighbouring sites.

### E2 Building

19. To the west of 1100 Series is located E2 Building (“Manhattan” building) part of which is subject to this application (the roof space is proposed to accommodate PV panels). The applicant has already taken occupation of majority of E2 Building as part of their long-term plans for this area (as indicated in the Location Plan). The E2 plot comprises two buildings connected via atrium and offers office space. E2 buildings are approximately 8.7m in height (11m including roof plant) with flat roof and glazed elevations. The eastern building is set back from the highway by approximately 8m and the western building is set back by approximately 20m.

### 1030 and 1040 Series

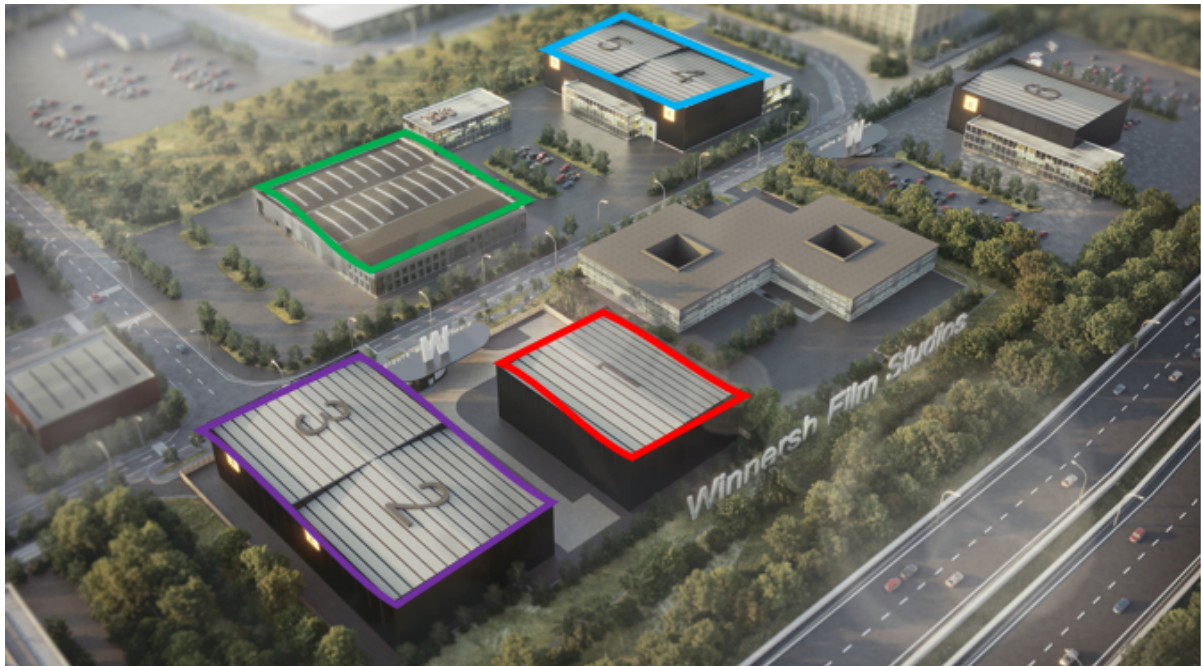
20. Further to the west is 1040 Series site which currently accommodates Workshops 4-8 approved as part of the temporary permission (214183). Further to the west of 1040 Series there is a cluster of four prominent buildings (comprising office and retail



uses) and a hotel – together these form Zone 1 of the Winnersh Triangle redevelopment project (outline planning permission ref: O/2006/9071). The building closest to the application site is a five storey 1030 Series office building, which measures approximately 22m. The workshops located at 1030 Series measure 7.45m in pitch height and 4m in eaves height.

### 800 Series

21. To the south of the application site, there are currently under construction buildings at part of 800 Series site (referred to at paragraph 18 above), which offers a mix of office, warehouse and distribution uses (application references 193253 and 193285). Figure 2 below shows the masterplan for the area submitted as part of the temporary application and is reproduced here to outline the concept of Winnersh Film Studios and locations of potential future buildings. The proposed Stage 3 is identified here in red and existing Stages 1 & 2 are identified in purple outline. The buildings currently undergoing refurbishment at 800 series are identified in Figure 2 in green and are collectively referred to as 820 Building (previously Units C6-C8). These buildings will be 9m high (11m including roof plant) with red brick and glazing to office areas and metal cladding across warehouse and distribution elevations. The refurbished 820 building, which is located opposite the 1100 Series, will have modern appearance with a wide, landscaped frontage, and its approved design is considered to enhance the visual attractiveness of the Business Park. Units to the west of 820 Building (previously Units C1-C3, now referred to collectively as 810 Building) have been granted prior approval to be demolished (210302). The demolition is yet to take place and currently these units are occupied by the applicant to provide workshop and office space. The indicative Winnersh Film Studio Masterplan submitted as part of temporary application anticipates further development associated with the project to be proposed in this location (810 Building identified in blue in Figure 2 below). The pre-application discussions in relation to this proposal are anticipated to commence imminently.



*Figure 2: Indicative Winnersh Film Studios Masterplan*

### 1080 Series

22. East of 1100 Series there is located an office building at 1180 Series (occupied by Jacobs), which was constructed as part of site-wide redevelopment (RM/2008/0778). The building incorporates office use and measures approximately 20m in height (23m including roof plant) and reaches approximately 25m above site levels of 1100 due to underground/basement parking. As such, it is taller than Sound Stages 1 & 2 by approximately 5m in the streetscape. 1180 Building has a flat roof and glazed elevations and contributes to the high quality of the Business Park through its contemporary design and well-landscaped and wide frontage that surrounds it.

### Sports Hub

23. Between the application site and 1180 Series there is a recently erected a sports hub, which includes a netball/tennis court and a football pitch, together with changing and classroom facilities (193125). The building, which incorporates the changing and classroom facilities, is single storey and of high-quality, lightweight and contemporary appearance. It is located approximately 21m from the eastern elevation of Sound Stages 1 & 2. The sports hub is for the use by occupiers of the business park and not open to the wider public.
24. In summary, the area surrounding the application site comprises high-quality, modern business park development with various parts of the site undergoing refurbishment and introducing enhancements to the wide range of amenities already complementing current uses to attract new tenants to the site. The street scene along this section of Eskdale Road is characterised by wide and well-landscaped frontages, high-quality contemporary buildings of lightweight appearance and with generally generous set-backs from the street.

## Proposal

25. Sound Stages 1 & 2, which are proposed to be retained, measure 45m x 40m each and have a combined footprint of 1,800m<sup>2</sup>. Together Sound Stages 1 & 2 read as one building with its southern elevation (45 wide) facing Eskdale Rd. They are sited along the eastern boundary of 1100 Series plot and are set back approximately 15.5m from the highway. The Stages have shallow pitched roof covered with inflatable tensile fabric and dark grey aluminium elevations. The pitch height of the roof is 19.7m and the eaves height is 15.1m. These stages have industrial appearance which is not at odds with other units present within the Business Park.
26. Sound Stage 3 building is proposed to replace Workshops 1-4 as shown in Figure 3 below. It would be sited along the western boundary of the 1100 Series site, between Stages 1 & 2 to the east and E2 Building to the west.



*Figure 3: Indicative relationship between the previously approved Workshops 1-4 (purple fill) and the proposed Virtual Production Sound Stage (green fill)*

Sound Stage 3 would measure 49.8m in width and 60m in depth and have a total footprint of 2,988m<sup>2</sup> – 1,188m<sup>2</sup> greater than the combined footprint of the existing Workshops 1-4 (1,800m<sup>2</sup>). It would measure 21m in ridge height and 18.5m to eaves and as such it would be significantly taller when compared with 7.45m ridge height and 4.5m eaves height of the existing workshops. The building, whilst of a greater scale and massing than Stages 1 & 2, would be set back further at a distance of 35m when measured from Eskdale Rd but it would have similar set back from the A329(M) running to the north. The details relating to finishes and elevations are not included as part of the current application. As with the temporary permission, these would be secured through a planning condition (Condition 10 refers), which would ensure that the final appearance of sound stages helps to maintain or enhance the character and quality of the area and responds to the context of the site. Given the differences in bulk and height between proposal and surrounding buildings, the approach to materials and finishes will need to ensure that this impact is mitigated. Whilst it is recognised that the design of the stages is necessitated by their function, the elevation treatments (such as materials and finishes) can assist in achieving a

reduction in the massing of the buildings. Moreover, given the high quality of materials used in the surrounding area (in particular in the newer buildings or those which have undergone refurbishment) and resulting lightweight appearance of buildings, the future submission would need to demonstrate an approach to the materials and elevation treatment that is coherent with the approach in this area. This would need to be considered as part of a submission pursuant to the discharge of condition (Condition 10 refers).

27. As outlined in preceding paragraphs, the Business Park development is characterised by wide, high quality landscaped frontages. The frontage between 1100 Series and the highway was included in planning application 193125 which introduces avenue planting in this location. The scheme has now been implemented and the current proposal does not seek to introduce changes to this area which offers high-quality landscaping scheme coherent with the approach along Eskdale Road. It is understood, however, that the applicant would require fencing around the perimeter of the site for security reasons. Whilst this would not strictly comply with the approach to frontages established within the Business Park (open, landscaped frontages), this needs to be weighed against the need for security given the proposed use (which is recognised in Principle NR5 of the Borough Design Guide SPD, paragraph 19 above). Whilst CGIs included within the Design and Access Statement indicated closed-board fencing, no details were submitted as part of this application. Therefore, the submission of details of boundary treatment would (including the entrance arch) and pedestrian/cycle turnstiles would be secured under condition which would ensure appropriate design, appearance and quality of the boundary treatment (Condition 10 refers).
28. The submitted plans indicate the proposed location of security hut at the site access. The building would be single storey, approximately 10.5m wide, 7m deep and up to 4.3m in pitch height. Given the nature of the building, proximity to single storey gym hub at 1180 and the gateway building's contemporary design, the building is not considered to result in detrimental impact on the street scene. Notwithstanding, it is noted that no details in terms of finishes and materials have been submitted as part of the scheme, therefore, for reasons stated paragraph 28 above, the submission of such details would be secured by condition (Condition 10 refers). Given the location of the welfare facility to the rear of the site and its modest dimensions (3m height, 14.8m width and 8.5m depth), it is not considered that the proposal would have detrimental impact on the character of the area.
29. In terms of the E2 Building, the applicant submitted an indicative location of photovoltaic panels which are proposed to be installed on the roof of E2 Building. Details of the photovoltaic panels will be secured by condition (Condition 19 refers), which requires that the proposal is not visually obtrusive.

## **Access and Movement**

30. Core Strategy Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* require consideration of the travel impacts of development, emphasising the

importance of reducing the need to travel, particularly by private car. They require development to make provision for a choice of sustainable forms of transport including improvements to existing transport infrastructure including road, rail, public transport and facilities for pedestrians and cyclists, including those with reduced mobility. MDD LP Policy TB20 *Service Arrangements and Deliveries for Employment and Retail Use* requires commercial proposals to make provision for servicing without harm to amenity, highway safety visual amenity or any other adverse environmental impact.

### Access and Servicing

31. 1100 Series take access directly from Eskdale Road. The existing access to 1100 Series is proposed to be widened by 1m to accommodate movement of HGV vehicles in and out of the site. The widening of the access was proposed as part of the temporary application, and it is understood that at the time of writing this report these works are due to commence imminently. As such, the details of the proposed access are secured by condition (Condition 7 refers). The application proposes a separate pedestrian/cycle access and a security hub to be sited between the vehicular and pedestrian/cycle access points – details relating to these are proposed to be secured by condition (Condition 11 refers). However the gates are sufficiently far enough back from the public highway that vehicles visiting the site will not overhang the footpath or highway while waiting for entry. Additional pedestrian access is proposed in the north-west corner of 1100 Series site to facilitate pedestrian movement between E2 and 1100 Series. The WBC Highways Officer has reviewed the proposal and raised no objections in this respect.
32. The applicant submitted a Delivery and Servicing Plan that was prepared in respect of operations at 1040 Series (which accommodates Workshops 5-8 approved under temporary permission) and the current application site as requested by WBC Highways Officer. The gateway security staff would control the access to the site and grant delivery drivers access past the security gates and assist as necessary. The WBC Highways Officer has reviewed the proposal and raised no objections in this respect, having considered that sufficient space has been provided to allow safe pedestrian movement whilst vehicles are waiting to enter the 1100 Series site.

### Traffic Impact

33. Core Strategy Policy CP6 *Managing Travel Demand* requires the consideration of the impact upon the transport network, road safety and infrastructure improvements, including enhanced facilities for pedestrians and cyclists.
34. The application is accompanied by a Transport Statement (“the TS”) which demonstrates that the level of development would not have a significant impact on the transport network. The applicant followed the methodology which was accepted for Shinfield Studios application (210387). The proposal would result in additional 6 and 5 two-way movements in the AM and PM peaks respectively when compared with the temporary scheme. WBC Highways Officer has reviewed the information

submitted and considered that the proposal would not have an adverse impact on the wider highway network.

35. The applicant submitted a Framework Construction Method Statement (“the FCMS”) as part of current application, which has been considered acceptable by the WBC Highways Officer (Condition 2 refers). The application has also been considered by National Highways who raised no objection subject to securing Construction and Environment Management Plan by condition. Matters identified by National Highways have been incorporated into the wording of Condition 2.

### Car Parking

36. Core Strategy Policy CP6 *Managing Travel Demand* and MDD LP Policy CC07 *Parking* require appropriate vehicle parking, in line with the Council’s standards set out at Appendix 2 of the MDD LP. Principle NR10 of the Borough Design Guide SPD require that car parking is positioned unobtrusively, well-designed and landscaped. Car parking should be positioned away from the street frontage. Where provided on street frontage, high quality of boundary treatment and design would be required.
37. It is proposed that there would be 70 parking spaces on 1100 Series site and 13 additional parking spaces on E2 Building site adjacent to it. All spaces would measure at least 2.5m x 5m, six of which would be blue badge spaces. In combination with parking provided on 1040 Series land (temporary permission 214183), this would result in an increase of 19 spaces when compared with the temporary scheme. In establishing their car parking requirements, the applicant adopted the methodology agreed in Shinfield Studios application (210387). Parking for this use is expected to be far less than what has been already considered and is required for an office building, so the use would improve conditions over what has been consented by the outline for the wider Winnersh Business Park in 2007 (O/2006/9071). The space previously utilised for overspill car parking is no longer required as confirmed by the applicant at the temporary application stage. The WBC Highways Officer has reviewed the parking provision and raised no objections subject to the submitted Parking Management Plan being secured by condition to ensure ongoing monitoring of level of car parking required, among other things (Condition 9 refers).
38. In addition, the applicant submitted a Framework Travel Plan that includes 1040 Series site, which has been reviewed by the WBC Highways Officer and is considered acceptable. The future submission of a Travel Plan is proposed to be secured by condition (Condition 8 refers).

### Electric Vehicle Charging (“EVC”)

39. The applicant proposes to provide 5 active and 5 passive EVC spaces, which is above Council’s standards. The management of these spaces and details of how passive spaces would be brought into operation are secured by condition (Condition 9 refers).

## Cycle and Motorcycle Parking

40. The applicant proposes to provide 32 cycle parking spaces, which is in line with Council's standards. The details of these spaces, including appropriate cycle shelters, are proposed to be secured by condition (Condition 6 refers). Moreover, the demand for cycle parking would be monitored as part of Travel Plan and more spaces would be provided where there is demand (Condition 8 refers).
41. The scheme proposes to provide 5 motorcycle parking spaces, which meets Council's standards. The provision of both cycle and motorcycle parking spaces would be secured by condition (Condition 9 refers).

## **Landscape and Trees**

42. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping.
43. MDD LP Policy TB21 *Landscape Character*, amplified by the Borough Design Guide SPD and South Wokingham SDL SPD require proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features – hedgerows, trees, watercourses etc. - heritage assets, settlement patterns and the network of routes. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.
44. The character of the area and landscape setting have been outlined at paragraphs 16 to 29 of this report, which also considered impact of the proposal on these. It is not proposed to repeat these here and instead the following paragraphs are limited to the impact on the existing landscaping within and adjacent to the site.
45. In order to accommodate the proposed erection of Stage 3, a number of trees along the western boundary of the site would need to be removed – these trees are a mix of sizes and conditions. Although none of the proposed trees would be of high value quality, the trees provide a vegetative screen along the boundary between 1100 Series plot and E2 Building site. The WBC Trees & Landscape Officer has reviewed the proposal and raised no objection subject to appropriate replacement planting along this boundary to be secured together with enhancement tree planting to be provided along the northern and southern boundaries (Conditions 12 to 14 refer).

## Ecology

46. Core Strategy Policies CP3 *General Principles for Development* and CP7 *Biodiversity* establish that proposals should not have a detrimental impact on ecological features. Species and habitats of conservation value should be protected and the ability of a site to support fauna and flora, including protected species, should be maintained and enhanced. In addition, MDD LP Policy TB23 *Biodiversity and Development* requires proposals to enhance and incorporate new biodiversity features, provide appropriate buffer zones between development and designated sites as well as habitats and species of principle importance for nature conservation and ensure ecological permeability.

### Protected Species

47. WBC Ecology Officer has reviewed the proposal and concluded that the proposal is unlikely to have a detrimental impact on protected species. A condition is proposed which would ensure that any proposed external lighting scheme is considered in terms of the potential light spill and first approved by Local Planning Authority (Condition 18 refers).

### Biodiversity Net Gain

48. It is appropriate under local plan Policy TB23 and NPPF paragraph 174 for the Local Planning Authority to seek a biodiversity net gain (ecological enhancement) in the course of development. The application is supported by a Biodiversity Net Gain Design Stage Report ("the BNG Report"), which applies the DEFRA biodiversity metric to assess the proposed habitat change on site. The BNG Report identifies that there would be a net loss of 0.11 habitat units and a shortfall to a 10% biodiversity net gain of 0.17 habitat units. The WBC Ecology Officer has reviewed the BNG Report and concluded that it would be appropriate in this instance for the applicant to meet the shortfall in biodiversity net gain off-site. The requirement to provide this would be secured through a Section 106 Legal Agreement as set out in the Heads of Terms outlined in the Recommendation section of this report. Further details are proposed to be conditioned that would ensure that biodiversity measures proposed are secured and that the habitat proposed to be retained is protected (Conditions 12 and 13 refer).

## Flooding and Drainage

49. Core Strategy Policy CP1 *Sustainable Development* and MDD LP Policy CC09 *Development and Flood Risk (from all sources)* require a sequential approach which directs development away from areas at highest risk of flooding (from any source). Furthermore, development should incorporate Sustainable Drainage Systems (SuDS) to provide adequate drainage, avoid increasing - and where possible reduce - the risk of flooding, on the site and elsewhere, and limit adverse effects on water



quality (including ground water). Flood modelling and drainage systems should be designed to accommodate a 1 in 100-year flood event plus an allowance for climate change: 40% surface water (pluvial) flooding and 70% for fluvial flooding.

50. The majority of the site is located within Flood Zone 2 with a small section of the site located within Flood Zone 1. A Flood Risk Assessment has been submitted as part of the application. Environment Agency has been consulted on the proposal but offered no comments to date. The Standing Advice from Department for Environment, Food & Rural Affairs and Environment Agency states that Environment Agency should be consulted if the development (other than minor development) falls within one of the relevant defined vulnerability categories:
- i. "essential infrastructure",
  - ii. "highly vulnerable",
  - iii. "more vulnerable" and being a landfill, waste facility site, caravan or camping site,
  - iv. "less vulnerable" and it is a waste treatment site, mineral processing site, water treatment plant or sewage treatment plant

Whilst the proposal is classified as major development, the proposed use is classified as "less vulnerable" and does not meet criteria set out above that would require Environment Agency to be consulted. The WBC Flood and Drainage Officer has reviewed the proposal and raised no objections to the proposed scheme and recommended that it should be carried out in accordance with the Flood Risk Assessment submitted (Condition 15 refers). They noted that any future proposals would require updated Flood Risk Assessment with the most recent modelling data available.

51. In terms of drainage scheme, the Flood Risk Assessment incorporated a proposed drainage strategy which sets out that the surface from the roofs would be routed to nearby Thames Water utilities storm sewers and the existing tarmac surfacing would be retained without amendment. The proposed drainage system would incorporate cellular storage tank that would have capacity exceeding that needed in the critical 1 in 100 years storm event +40% climate change allowance. The WBC Flood and Drainage Officer has reviewed the proposal and raised no objections to the proposed scheme and recommended that it should be carried out in accordance with the Surface Water Strategy contained within the Flood Risk Assessment submitted (Condition 16 refers).
52. The future ongoing management and maintenance of the drainage components would be a responsibility of an Estate Management Company that would be established for this purpose. Details pertaining to this are proposed to be secured by condition (Condition 17 refers).

## Environmental Health & Neighbour Amenities

53. Core Strategy Policy CP1 *Sustainable Development* seeks to avoid development in areas where noise may impact on the amenity of residential uses and MDD LP Policy CC06 *Noise* reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
54. The application lies within Business Park and is sited approximately 300m away from the nearest dwelling. Stage 3 would be sited some 20.5m to the side from the north-east corner of the eastern part of E2 building. Due to the distance between the buildings and the nature of E2 use (office space), there are no concerns in terms of loss of light.
55. In terms of noise pollution, due to their function, sound stages are designed to minimise noise pollution and are soundproofed. Moreover, the proposed use is in line with business park uses and some level of noise generation is expected. There is no outdoor filming proposed. Therefore, there are no concerns on grounds of noise pollution that would warrant imposing a condition restricting hours of operation, noise insulation details or filming with doors and windows shut. The WBC Environmental Health Officer has reviewed the proposal and did not raise any concerns.

## Sustainable Design/Construction

56. Core Strategy Policy CP1 *Sustainable Development* requires that proposals contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is further emphasised in MDD LP Policies CC04 *Sustainable Design and Construction* and CC05 *Renewable Energy and Decentralised Energy Networks*, and the Sustainable Design and Construction SPD.
57. The proposed scheme exceeds the 1,000m<sup>2</sup> gross floorspace for non-residential development. Therefore, the proposal will need to deliver a minimum of 10% reduction in carbon emissions through renewable energy or low carbon technology when compared with standards set in the relevant Building Regulations.
58. At the time of the temporary permission the applicant envisaged that they would explore options for installing photovoltaic panels on the roof of sound stages, which was secured by condition. However, as explained at para 7.27 of the Planning Statement submitted with this application, the materials and construction of the sound stage buildings meant that there was limited scope to mount photovoltaic panels on them
59. The applicant submitted as part of this application the Energy and Sustainability Statement which identifies measures that would help achieve the minimum of 10% reduction in carbon emissions produced by the proposal. These include, among others, air source heat pumps as well as photovoltaic panels the latter of which are

proposed to be installed on E2 building as outlined in the indicative layout drawing. Details of the proposed measures that would deliver the minimum 10% reduction in carbon emissions and the location of the photovoltaic panels on the roof of E2 building are proposed to be secured by condition (Condition 19 refers).

## Employment Skills

60. MDD LP Policy TB12 *Employment Skills Plan* indicates that proposals for all major development (both commercial and residential) should be accompanied by an Employment and Skills Plan (ESP) with a supporting method statement to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. The ESP requirements are worked out using the Construction Industry Training Board (CITB) benchmarks which are based on the value of construction. The value of the construction is calculated based on the proposed gross internal floorspace.
61. The proposed scheme amounts to major development given the gross increase in floorspace exceeding 1,000m<sup>2</sup> threshold. Therefore, based on the gross internal floorspace, the scheme is required to provide seven opportunities for community skills support, four apprenticeships and three jobs created. As an alternative, the applicant may choose to pay Employment Skills Contribution (ESC) in lieu of delivering ESP, which would be used to meet costs of the Council overseeing and supporting each of employment target. The requirement to deliver ESP or pay ESC in lieu would be secured through a Section 106 Legal Agreement as set out in the Heads of Terms outlined in the Recommendation section of this report.

## Community Infrastructure Levy (CIL)

62. The application is not liable for CIL payments because it is for a commercial use only.

<b>The Public Sector Equality Duty (Equality Act 2010)</b>
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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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## APPENDIX 1 - Conditions and Informatives

APPROVAL subject to the following conditions and informatives:

### Conditions and Reasons

#### Approved Drawings

1. This permission is in respect of the submitted application plans and drawings as listed in the table below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Drawing/Document Title	Drawing Number	Revision
<i>Proposed Sound Stage 1 and 2</i>	<i>2697-PL-204</i>	<i>/</i>
<i>Proposed Sound Stage 3</i>	<i>2697-PL-205</i>	<i>/</i>
<i>Proposed Gatehouse and Toilet Facility</i>	<i>2697-PL-206</i>	<i>/</i>
<i>Site Layout Proposed Block Plan</i>	<i>2697-PL-201</i>	<i>B</i>

*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.*

#### Construction Method Statement

2. The construction of development hereby permitted shall adhere to the Construction Method Statement dated 11.07.2022 prepared by Motion throughout the period of construction. The Construction Method Statement shall be reviewed and updated if necessary on an ongoing basis, and shall include the following:
  - i) The proposed construction traffic routes to the site, to be identified on a plan;
  - ii) Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);
  - iii) an estimate of the daily movement of the construction traffic;
  - iv) the hours of construction work and deliveries;
  - v) area(s) for the parking of vehicles of site operatives and visitors;
  - vi) area(s) for the loading and unloading of plant and materials;
  - vii) area(s) for the storage of plant and materials used in constructing the development;
  - viii) details of waste management arrangements;
  - ix) consideration of emissions to air, water and land. Including noise & vibration, dust, general discharges and appropriate mitigation strategies;

- x) the storage of materials and construction waste, including waste recycling where possible;
- xi) Risk Assessments and Method Statements for the works; and
- xii) contact details of personnel responsible for the construction works.

Any updated details shall be first submitted to for an approval in writing by the Local Planning Authority. The construction shall be carried out in accordance with the details so approved.

*Reason: To mitigate any adverse impact from the development on the M4, to ensure that the M4 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. In the interests of highway safety & convenience and amenities of adjoining land uses. Relevant policy: Core Strategy policies CP3 and CP6.*

### **Delivery and Service Strategy**

- 3. The development hereby permitted shall be carried out in accordance with the Delivery and Servicing Plan dated 24.10.2022 prepared by Motion. The Delivery and Servicing Plan shall be reviewed and updated if necessary on an ongoing basis. Any updated details shall be first submitted to for an approval in writing by the Local Planning Authority. The delivery and servicing shall be carried out in accordance with the details so approved.

*Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant Policy: Core Strategy Policies CP3 and CP6.*

### **Vehicle Parking and Turning**

- 4. The development hereby permitted shall not become operational until the vehicle parking and turning spaces serving it have been provided in accordance with the approved plans. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times during the life of the planning permission. The turning space shall not be used for any other purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety, convenience and providing a functional, accessible and safe development, and in the interests of amenity. Relevant Policy: Core Strategy Policies CP3 and CP6 and Managing Development Delivery Local Plan Policy CC07.*

### **Electric Vehicle Charging**

- 5. Within three months of the date of this planning permission full details of electric vehicle charging points shown in the approved drawing Proposed Block Plan 2697-PL-201 Rev B shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be installed in accordance with the approved details within three months of the Local Planning Authority's approval and shall be retained and maintained thereafter for the

lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority. The electric vehicle charging points shall be installed in accordance with the details so approved.

*Reason: In order to ensure the development contributes towards achieving a sustainable transport system. Relevant Policy: Core Strategy Policies CP1 and CP6, and Policy CC07 of Managing Development Delivery Local Plan.*

### **Cycle Parking**

6. Before the development hereby approved is brought into operation, details of secure and covered parking for cycles serving this development shall be first submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details within three months of the Local Planning Authority's approval and be permanently so retained for the parking of bicycles and used for no other purpose for the life of the development hereby permitted.

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

### **Access**

7. The proposed vehicular access shall be formed and provided with visibility splays as shown on drawing Visibility Splay number 2106072-01 Revision D dated 24.10.2022 prepared by Motion. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 meters in height and maintained clear of any obstruction exceeding 0.6 meters in height at all times.

*Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy Policies CP3 and CP6.*

### **Travel Plan**

8. Within three months of the date of this planning permission, Travel Plan shall be submitted to the Local Planning Authority for a written approval. The submitted Travel Plan shall be in general accordance with the principles of the Framework Travel Plan dated 24 October 2022 and prepared by Motion and include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by a private car, and provide for periodic review for monitoring purposes. The approved Travel Plan shall be fully implemented within three months of the Local Planning Authority's approval, maintained thereafter and reviewed as so approved.

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

### **Parking Management Plan**

9. Within three months of the date of this planning permission, a Parking Management Strategy for the management of the parking arrangements shall

be submitted to the Local Planning Authority for a written approval. The submitted Parking Management Strategy shall include details of management of all parking spaces and the monitoring and the delivery of the passive electric vehicle charging spaces. The Parking Management Strategy shall be implemented in accordance with the approved details within three months of the Local Planning Authority's approval.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, and MDDLDP Policies CC07.*

### **Materials**

10. Prior to the above-ground construction of the Virtual Production Sound Stage (Sound Stage 3) hereby approved, samples and details of the materials to be used in the construction of the external surfaces of buildings, including Sound Stages and gateway/security hut, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with details so approved.

*Reason: To ensure that the external appearance of the building and other structures is satisfactory, in accordance with Core Strategy policies CP1 and CP3.*

### **Boundary Treatment**

11. Within three months of the date of this planning permission, details of all boundary treatments and other means of enclosure (including the entrance arch and pedestrian turnstiles) shall be submitted to the Local Planning Authority for a written approval. The approved scheme shall be implemented within one month of the Local Planning Authority's approval and shall be retained and maintained in the approved form for the lifetime of the planning permission unless otherwise agreed in writing by the Local Planning Authority. The boundary treatment and means of enclosure shall be installed in accordance with the details so approved.

*Reason: In the interests of amenity and highway safety, in accordance with Core Strategy Policies CP1, CP3 and CP6, and Managing Development Delivery Local Plan Policy TB23.*

### **Landscaping**

12. Before the development hereby approved is brought into operation, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall:
  - i) include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of

plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable; and

- ii) demonstrate how on-site biodiversity net gain measures and retained habitat are secured, as identified in Biodiversity Net Gain Design Stage Report R3144 Rev C September 2022 prepared by John Wenman.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the Virtual Production Sound Stage (Stage 3) being brought into use or in accordance with a timetable first submitted to and approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity and to ensure on-site biodiversity net gain measures and protection of habitat. Relevant policy: Core Strategy Policies CP3 and CP7, and Managing Development Delivery Local Plan Policies CC03, TB21 and TB23.*

### **Retention of trees and shrubs**

13. No trees, shrubs or hedges showing as being retained on the approved Tree Protection Plan number 1947-01 dated July 2022 and prepared by SJ Stephens Associates shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority first gives written consent to any variation.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area and to ensure that wildlife is not adversely affected by the proposed development and to ensure on-site biodiversity net gain measures and protection of habitat. Relevant Policy: Core Strategy Policies CP3 and CP7, and Managing Development Delivery Local Plan Policies CC03, TB21 and TB23.*

### **Protection of Trees**

14.
  - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).



- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

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

### **Flood Risk**

- 15. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment Ref: 11518 dated July 2022 (Second Issue dated 13.10.2022) prepared by GTA Civils & Transport unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To prevent increased flood risk from surface water run-off and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.*

### **Sustainable Drainage**

- 16. Prior to the above-ground construction of the Virtual Production Sound Stage (Sound Stage 3) hereby approved the drainage scheme for the site shall be first implemented in accordance with the Surface Water Drainage Strategy ref 11518/1102 Revision P1 dated July 2022 prepared by GTA Civils & Transport unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To prevent increased flood risk from surface water run-off and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.*

### **Drainage (Maintenance)**

17. Prior to the above-ground construction of the Virtual Production Sound Stage (Sound Stage 3) hereby approved details of the proposed management and maintenance of the sustainable drainage system shall be first submitted to and approved in writing by the Local Planning Authority. The approved SuDS Maintenance and Management Plan shall be implemented in full in accordance with the details so- approved.

*Reason: To prevent increased flood risk from surface water run-off and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.*

### **External Lighting**

18. No external lighting shall be installed until a report detailing the lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following:
- i) A layout plan with beam orientation;
  - ii) A schedule of equipment;
  - iii) Measures to avoid glare;
  - iv) An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified that could be of importance for commuting and foraging bats; and
  - v) An assessment how the proposed lighting scheme will not adversely affect wildlife and how it will not have an adverse impact on highway safety.

The approved lighting scheme shall thereafter be implemented as agreed and maintained in accordance with the approved details for the lifetime of the development.

*Reason: In the interests of biodiversity and highway safety. Relevant Policy: NPPF Section 15, Core Strategy Policies CP1, CP3, CP6 and CP7, and Managing Development Delivery Local Plan Policy TB23.*

### **Sustainability**

19. Prior to the above-ground construction of the Virtual Production Sound Stage (Sound Stage 3) hereby approved an Energy and Sustainability Strategy shall be submitted to the Local Planning Authority for a written approval. The Energy and Sustainability Strategy include:
- i) details of measures identified in Energy and Sustainability Overview Rev **XXXX** prepared by Hoare Lea to achieve a minimum of 10% reduction in carbon emissions produced by the development hereby approved; and
  - ii) timescales for implementation of such measures; and
  - iii) details of measures to prevent any supporting plant from being visually

obtrusive.

The approved measures shall be implemented within the timescales set out within the approved strategy and shall remain operational for the lifetime of the development.

*Reason: To reduce the environmental impact of the development and in the interest of visual amenity. Relevant Policy: Core Strategy Policies CP1 and CP3, Managing Development Delivery Local Plan Policies CC05 and CC04 and the Sustainable Design and Construction SPD.*

## **Informatives:**

### **Reason for recommendation**

- 1) The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

### **Relevant policies**

- 2) You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:
  - National Planning Policy Framework
  - Wokingham Borough Core Strategy Development Plan Document (2010)
    - CP1 – Sustainable Development
    - CP2 – Inclusive Communities
    - CP3 – General Principles for Development
    - CP4 – Infrastructure Requirements
    - CP6 – Managing Travel Demand
    - CP7 – Biodiversity
    - CP9 – Scale and Location of Development Proposals
    - CP15 – Employment Development
  - Adopted Managing Development Delivery Local Plan (2014)
    - CC01 – Presumption in Favour of Sustainable Development
    - CC02 – Development Limits
    - CC03 – Green Infrastructure, Trees and Landscaping
    - CC04 – Sustainable Design and Construction
    - CC05 – Renewable Energy and Decentralised Energy Networks
    - CC06 – Noise
    - CC07 – Parking
    - CC09 – Development and Flood Risk
    - CC10 – Sustainable Drainage
    - TB11 – Core Employment Areas
    - TB12 – Employment Skills Plan
    - TB20 – Service Arrangements and Deliveries for Employment and Retail Use
    - TB21 – Landscape Character
    - TB23 – Biodiversity and Development
  - Borough Design Guide Supplementary Planning Document (2012)

- Sustainable Design and Construction Supplementary Planning Document (2010)
- Living Streets: a Highways Guide for Developers in Wokingham (2019)
- Wokingham SuDS Strategy (January 2017)

### **Planning Obligations**

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

### **Highways**

- 4) The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access
- 5) 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.
- 6) 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.
- 7) Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
- 8) Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Local Highway Authority on tel: 0118 9746000.

### **Waste**

- 9) The provision for refuse storage shall have regard to the advice on the council's website at <https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>.

### **Thames Water – Groundwater Risk Management Permit**

- 10) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wqriskmanagement@thameswater.co.uk](mailto:wqriskmanagement@thameswater.co.uk). Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cdevelopment.control%40wokingham.gov.uk%7Cab4d0c44b2cc46042c5708da8c0b86ea%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637976278383618666%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&sdata=geIGlGU8ACjIvOCbw7Aqf0iCc9R%2FnzBnJyVD9L%2BPi2Y%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

### **Thames Water – Public Sewers**

- 11) There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it is important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scaleddevelopments%2Fplanning-your-development%2Fworking-near-ourpipes&data=05%7C01%7Cdevelopment.control%40wokingham.gov.uk%7Cab4d0c44b2cc46042c5708da8c0b86ea%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637976278383618666%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&sdata=0H6yjOW7rLGpGGMWT8RQxS1X9dyvqAUwua83r4WGNSc%3D&reserved=0>

### **Thames Water – Mains Water**

- 12) If you are planning on using mains water for construction purposes, it is important you let Thames Water to avoid potential fines for improper usage. More information and how to apply can be found online at <https://thameswater.co.uk/buildingwater>. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

### **Environment Agency**

- 13) Although the Lead Local Flood Authority has commented on this application, please note that the Environment Agency is the main approval body for main rivers. Any comments made by Lead Local Flood Authority are for advisory

nature only. It is the responsibility of applicant to seek approval from Environment Agency for fluvial flooding.

### **National Highways**

- 14) The applicant is made aware that National Highways wish to be consulted on the Construction Method Statement to comply with Condition 2.

### **Advertisement Consent**

- 15) This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

### **Discussion**

- 16) 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 as part of a full pre-application process undertaken by the applicant.

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.

## **APPENDIX 2 - Parish Council Comments**

### Councillor Paul Fishwick

PLANNING REF : 222366  
PROPERTY ADDRESS : 4 Mayfields Sindlesham  
: Wokingham, Berkshire  
: RG41 5BY  
SUBMITTED BY : Cllr Paul Fishwick  
DATE SUBMITTED : 18/10/2022

#### COMMENTS:

I support this application. It will have a positive impact on the economy in the area and is to be welcomed.

### Councillor Prue Bray

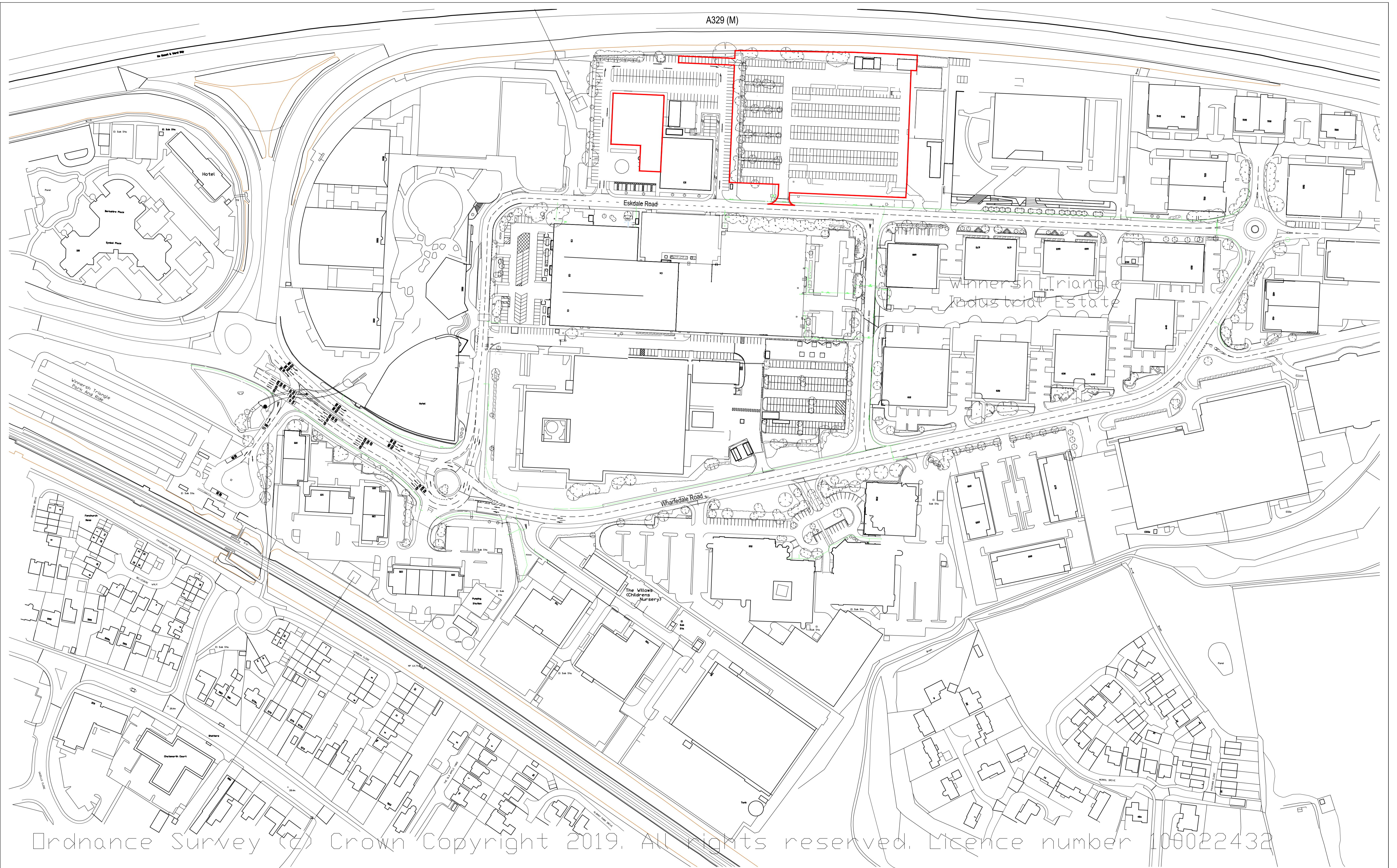
PLANNING REF : 222366  
PROPERTY ADDRESS : prue.bray@wokingham.gov.uk  
:  
:  
SUBMITTED BY : Councillor Prue Bray  
DATE SUBMITTED : 11/09/2022

#### COMMENTS:

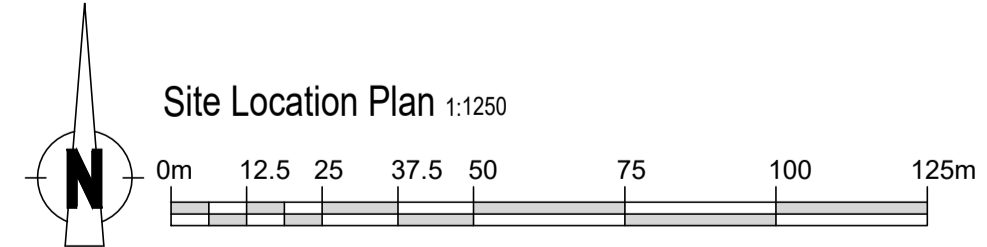
I support this application. It will have a positive impact on the economy in the area and is to be welcomed.

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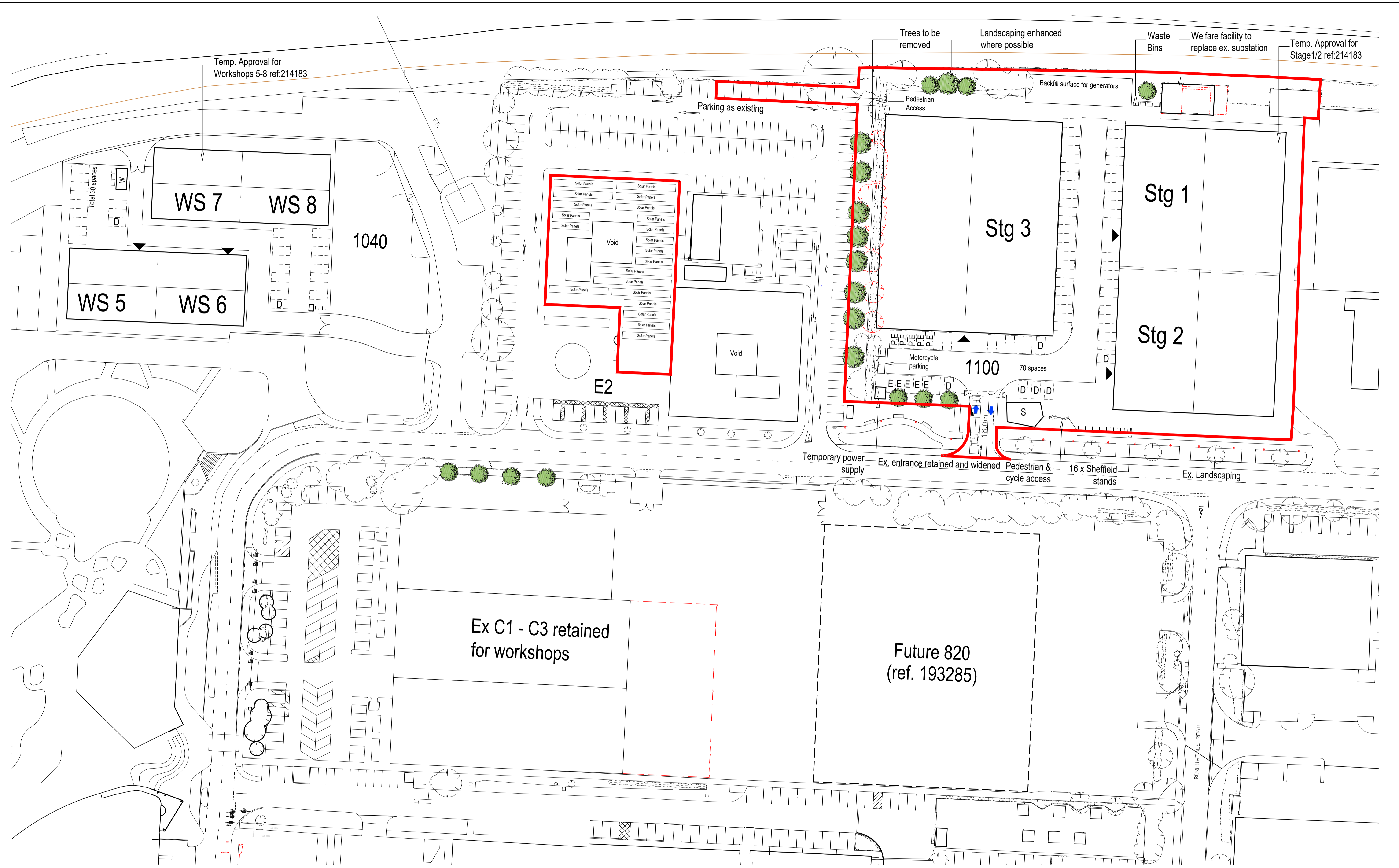
Revisions	Drawings Notes
	1. this is not a survey drawing - all dimensions to be checked on site.
	2. do not scale off this drawing.
	3. the copyright of this drawing is the property of TPA Design Ltd
	4. all discrepancies to be reported to the architect
	5. please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
	6. please ensure that this drawing is read in conjunction with all other consultants/specialist contractors relevant drawings, schedules and specifications.
	7. TPARCHITECTS is a trading name of TPA Design Ltd Registered address 33a St Lukes Road, Maidenhead, Berkshire SL67DN.

Project	Winnersh Triangle Business Park Eskdale Road Reading, RG41 5TS
Title	Winnersh Film Studio Location Plan
Drg. No.	2697-PL-100
Rev	
Drawn	GVL
Checked	ED
Date	July 22
Scale	As Shown
Status	Planning

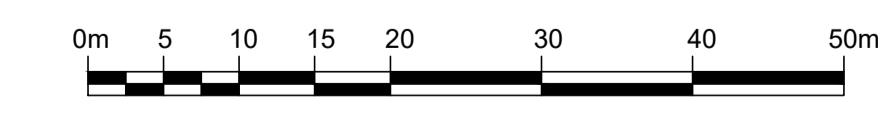
**TPARCHITECTS**

33a St Lukes Road Maidenhead Berkshire SL6 7DN  
 +(44) 01628412388 enquiries@tparch.co.uk  
[www.tparch.co.uk](http://www.tparch.co.uk)

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Proposed Studio Layout 1:500



Revisions	Drawings Notes
Rev A - Planning Comments, 23/08/2022	1. this is not a survey drawing - all dimensions to be checked on site.
Rev B - Planning Comments, 18/10/2022	2. do not scale off this drawing.
	3. the copyright of this drawing is the property of TPA Design Ltd
	4. all discrepancies to be reported to the architect
	5. please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
	6. please ensure that this drawing is read in conjunction with all other consultants/specialist contractors relevant drawings, schedules and specifications.
	7. TPARCHITECTS is a trading name of TPA Design Ltd Registered address 33a St Lukes Road, Maidenhead, Berkshire SL67DN.

Project		Winnersh Triangle Business Park Eskdale Road Reading, RG41 5TS	
Title		Winnersh Studios Proposed Block Plan	
Drg. No.	2697-PL-201	Rev	B
Drawn	GVL	Checked	ED
Date	July 22	Scale	1:500
Status	Planning		

**TPARCHITECTS**  
 33a St Lukes Road Maidenhead Berkshire SL6 7DN  
 + (44) 01628412388 enquiries@tparch.co.uk  
 www.tparch.co.uk

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